

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

161a Bluff Road, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Black Rock

Period - From 01/07/2019

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/274 Bluff Rd SANDRINGHAM 3191	\$1,280,000	13/07/2019
2	3/274 Bluff Rd SANDRINGHAM 3191	\$1,265,000	21/08/2019
3	144b Abbott St SANDRINGHAM 3191	\$1,200,000	15/06/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/11/2019 16:12



4 2 2

Property Type: Townhouse

Agent Comments

So cleverly hidden in its set back position, this architecturally designed home feels more like a secluded coastal retreat than a generous 4-bedroom, 2.5-bathroom residence with northern living/ alfresco areas, designer kitchen, double glazing, double garage.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

September quarter 2019: \$820,000

So cleverly hidden in its set back position, this architecturally designed home feels more like a secluded coastal retreat than a generous 4-bedroom, 2.5-bathroom residence with northern living/ alfresco areas, designer kitchen, double glazing, double garage.

Comparable Properties



1/274 Bluff Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

3 2 2

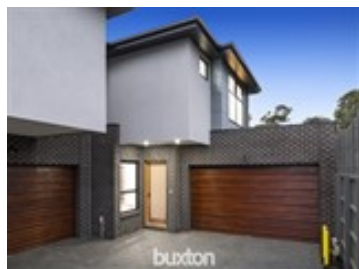
Price: \$1,280,000

Method: Auction Sale

Date: 13/07/2019

Property Type: Townhouse (Res)

Land Size: 797 sqm approx



3/274 Bluff Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

3 3 2

Price: \$1,265,000

Method: Private Sale

Date: 21/08/2019

Property Type: Townhouse (Single)



144b Abbott St SANDRINGHAM 3191 (REI) **Agent Comments**

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 15/06/2019

Rooms: 6

Property Type: Townhouse (Res)