## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/114 Bluff Road, Black Rock Vic 3193

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$1,880,000	Pro	operty Type	Том	nhouse		Suburb	Black Rock
Period - From	29/04/2024	to	28/04/2025		So	ource	Property	y Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	5/184 Beach Rd SANDRINGHAM 3191	\$1,200,000	05/04/2025
2	24 Iluka St BLACK ROCK 3193	\$1,175,000	17/12/2024
3	2/10 Reno Rd SANDRINGHAM 3191	\$1,300,000	27/11/2024

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:

29/04/2025 09:52









Property Type: Villa Unit Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 29/04/2024 - 28/04/2025: \$1,880,000

# **Comparable Properties**

5/184 Beach Rd SANDRINGHAM 3191 (REI) 3 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 05/04/2025 Property Type: Unit	Agent Comments
24 Iluka St BLACK ROCK 3193 (VG) 3  24 Iluka St BLACK ROCK 3193 (VG) Price: \$1,175,000 Method: Sale Date: 17/12/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments
2/10 Reno Rd SANDRINGHAM 3191 (REI/VG) 3 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 27/11/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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