

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

2/33 Bayview Crescent Black Rock VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,045,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,068,000

Property type

Unit

Suburb

Black Rock

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2/8 Masfield Avenue Sandringham VIC 3191	\$1,182,500	05-Dec-20
1/22 Ebdon Avenue Black Rock VIC 3193	\$1,170,000	13-Jan-21
5/57 Royal Avenue Sandringham VIC 3191	\$1,070,000	06-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 27 February 2021



2/8 Masefield Avenue Sandringham VIC 3191

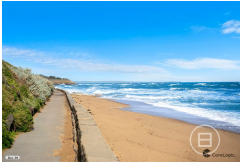
Sold Price

^{RS} **\$1,182,500** ^{UN}

Sold Date **05-Dec-20**

 2  1  1

Distance **1.33km**



1/22 Ebden Avenue Black Rock VIC 3193

Sold Price

^{RS} **\$1,170,000** ^{UN}

Sold Date **13-Jan-21**

 2  1  2

Distance **1km**



5/57 Royal Avenue Sandringham VIC 3191

Sold Price

\$1,070,000

Sold Date **06-Aug-20**

 2  1  2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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