

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

3/7 Sylvia Crescent, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,199,990

Median sale price

Median price

\$1,377,500

Property Type

Unit

Suburb

Black Rock

Period - From

18/10/2021

to

17/10/2022

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	20a Prospect Gr BLACK ROCK 3193	\$1,370,000	03/09/2022
2	2/33 Third St BLACK ROCK 3193	\$1,250,000	01/10/2022
3			

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.

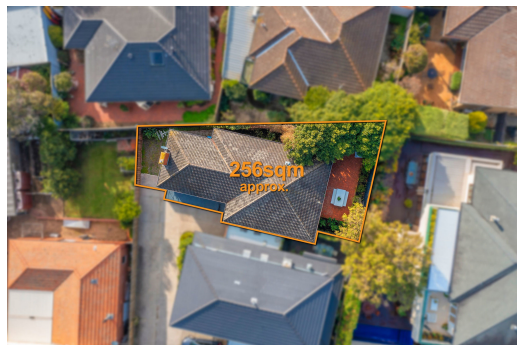
This Statement of Information was prepared on:

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3/7 Sylvia Crescent, Black Rock Vic 3193

Chisholm & Gamon

Corey Pabst
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2 1 2

Property Type: Villa
Land Size: 256 sqm approx
Agent Comments

Indicative Selling Price
\$1,199,990

Median Unit Price
18/10/2021 - 17/10/2022: \$1,377,500

Comparable Properties



20a Prospect Gr BLACK ROCK 3193 (REI)

Agent Comments

2 2 1

Price: \$1,370,000
Method: Auction Sale
Date: 03/09/2022
Property Type: Townhouse (Res)



2/33 Third St BLACK ROCK 3193 (REI)

Agent Comments

2 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Townhouse (Res)

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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