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

3/68 Bluff Road, Black Rock Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,198,250	Pro	operty Type	Unit			Suburb	Black Rock
Period - From	01/10/2022	to	30/09/2023	;	So	urce	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 sixmonths 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		
2		
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:

05/12/2023 16:57









Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median Unit Price Year ending September 2023: \$1,198,250

Comparable Properties

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





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