## 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 2/128 Bluff Road, Black Rock Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,735,000	Pro	operty Type	Том	nhouse/		Suburb	Black Rock
Period - From	17/07/2020	to	16/07/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	2/13 Red Bluff St BLACK ROCK 3193	\$1,780,000	04/05/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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.

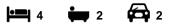
This Statement of Information was prepared on:

17/07/2021 01:31









**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median Townhouse Price 17/07/2020 - 16/07/2021: \$1,735,000

# **Comparable Properties**



2/13 Red Bluff St BLACK ROCK 3193 (REI)



Price: \$1,780,000 Method: Sold After Auction Date: 04/05/2021 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 - Jellis Craig | P: 03 9194 1200



Agent Comments