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	2 31 Seaview Crescent, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,270,000	Pro	perty Type Ur	it		Suburb	Black Rock
Period - From	01/01/2024	to	31/12/2024	Sc	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/13 Red Bluff St BLACK ROCK 3193	\$1,925,000	17/01/2025
2	12/19-21 Cheltenham Rd BLACK ROCK 3193	\$1,700,000	20/12/2024
3	52 Bayview Cr BLACK ROCK 3193	\$1,823,000	16/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2025 16:54
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Joe Doyle 03 9553 8300 0435 937 864 joe@nickjohnstone.com.au

Indicative Selling Price \$1,650,000 - \$1,800,000 Median Unit Price Year ending December 2024: \$1,270,000



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Property Type: Unit Agent Comments

Comparable Properties



1/13 Red Bluff St BLACK ROCK 3193 (REI)

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Price: \$1,925,000 **Method:** Private Sale **Date:** 17/01/2025

Property Type: Townhouse (Single)

Agent Comments



12/19-21 Cheltenham Rd BLACK ROCK 3193 (REI)

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Agent Comments

Price: \$1,700,000 **Method:** Auction Sale **Date:** 20/12/2024

Property Type: Townhouse (Res)



52 Bayview Cr BLACK ROCK 3193 (REI)

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Agent Comments

Price: \$1,823,000 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 600 sqm approx

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





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