Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/157 Bluff Road, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$2,400,000	Pro	perty Type	House		Suburb	Black Rock
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	6/114 Bluff Rd BLACK ROCK 3193	\$1,290,000	22/05/2025
2	1/7 Love St BLACK ROCK 3193	\$1,265,000	03/05/2025
3	5/184 Beach Rd SANDRINGHAM 3191	\$1,200,000	05/04/2025

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:	02/07/2025 15:46













Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2025: \$2,400,000

Comparable Properties



6/114 Bluff Rd BLACK ROCK 3193 (REI)









Price: \$1,290,000 Method: Private Sale Date: 22/05/2025 Property Type: Villa

Land Size: 281 sqm approx

Agent Comments



1/7 Love St BLACK ROCK 3193 (REI)











Agent Comments

Price: \$1,265,000 Method: Auction Sale Date: 03/05/2025

Property Type: Townhouse (Res)



5/184 Beach Rd SANDRINGHAM 3191 (REI/VG)

Price: \$1,200,000 Method: Private Sale Date: 05/04/2025 Property Type: Unit





Agent Comments

Account - Hodges





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