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	1/13 Red Bluff Street, Black Rock Vic 3193

Indicative selling price

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

Single price $1,900,000

Median sale price

Median price $1,850,000 Property Type Townhouse Suburb Black Rock

Period - From 06/01/2024 to 05/01/2025 Source Property Data

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	3/43b Arkaringa Cr BLACK ROCK 3193	$1,850,000	09/12/2024
2	2a John St SANDRINGHAM 3191	$1,860,000	23/11/2024
3	3/43b Arkaringa Cr BLACK ROCK 3193	$1,850,000	29/09/2024

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: 06/01/2025 14:45

1/13 Red Bluff Street, Black Rock Vic 3193



3 3 2

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000
Median Townhouse Price
06/01/2024 - 05/01/2025: $1,850,000

Comparable Properties



3/43b Arkaringa Cr BLACK ROCK 3193 (REI/VG)

4 3 2

Price: $1,850,000
Method: Private Sale
Date: 09/12/2024
Property Type: Townhouse (Single)

Agent Comments



2a John St SANDRINGHAM 3191 (REI)

4 2 2

Price: $1,860,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)

Agent Comments



3/43b Arkaringa Cr BLACK ROCK 3193 (REI)

4 3 2

Price: $1,850,000
Method: Private Sale
Date: 29/09/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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