

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

2/563 Balcombe Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$915,000 Property Type Unit Suburb Black Rock

Period - From 08/10/2018 to 07/10/2019 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	Price	Date of sale
1	2/39 Second St BLACK ROCK 3193	\$838,000	14/06/2019
2	1/557 Balcombe Rd BLACK ROCK 3193	\$825,000	21/09/2019
3	4/565 Balcombe Rd BLACK ROCK 3193	\$770,000	08/07/2019

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: 08/10/2019 16:04



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Property Type: Unit
Land Size: 147 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
08/10/2018 - 07/10/2019: \$915,000

Comparable Properties



2/39 Second St BLACK ROCK 3193 (VG)

[Agent Comments](#)

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Price: \$838,000
Method: Sale
Date: 14/06/2019
Property Type: Flat/Unit/Apartment (Res)



1/557 Balcombe Rd BLACK ROCK 3193 (REI)

[Agent Comments](#)

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Unit



4/565 Balcombe Rd BLACK ROCK 3193 (REI)

[Agent Comments](#)

2 1 1

Price: \$770,000
Method: Private Sale
Date: 08/07/2019
Rooms: 4
Property Type: Unit