

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

2/559 BALCOMBE ROAD BLACK ROCK VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

Unit

Suburb

Black Rock

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

1/6 SYLVIA CRESCENT BLACK ROCK VIC 3193	\$1,510,000	03-May-24
447A BALCOMBE ROAD BEAUMARIS VIC 3193	\$1,545,000	14-Jun-24
7 WOFF STREET BEAUMARIS VIC 3193	\$1,610,000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 29 July 2024



**1/6 SYLVIA CRESCENT BLACK
ROCK VIC 3193**

3 2 2

Sold Price **\$1,510,000** Sold Date **03-May-24**

Distance **0.53km**



**447A BALCOMBE ROAD
BEAUMARIS VIC 3193**

4 2 2

Sold Price ^{RS} **\$1,545,000** ^{UN} Sold Date **14-Jun-24**

Distance **1.3km**



**7 WOFF STREET BEAUMARIS VIC
3193**

4 2 2

Sold Price **\$1,610,000** Sold Date **16-Mar-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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