

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 2/584 Balcombe Road, Black Rock, VIC 3193

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,272,500 Property type Unit Suburb BLACK ROCK
Period - From 04/09/2023 to 03/09/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4/46 Middleton Street Black Rock Vic 3193	\$1,210,000	2024-08-21
2	3/45 Reserve Road Beaumaris Vic 3193	\$1,190,000	2024-06-22
3	70 Ardoyne Street Black Rock Vic 3193	\$1,050,000	2024-05-18

This Statement of Information was prepared on: 04/09/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.