

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

1/559 Balcombe Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,890,000 & \$2,050,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock

Period - From 01/04/2023 to 31/03/2024 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	11b Woff St BEAUMARIS 3193	\$2,143,000	16/03/2024
2	2/19 Central Av BLACK ROCK 3193	\$2,130,000	02/12/2023
3			

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:

15/05/2024 15:46



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,890,000 - \$2,050,000
Median House Price
Year ending March 2024: \$2,400,000

Comparable Properties



11b Woff St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,143,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Single)
Land Size: 400 sqm approx



2/19 Central Av BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,130,000
Method: Private Sale
Date: 02/12/2023
Property Type: Townhouse (Single)
Land Size: 463 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840