

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 564a Balcombe Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,150,000 & \$2,250,000

Median sale price

Median price \$2,275,000 Property Type House Suburb Black Rock

Period - From 27/09/2022 to 26/09/2023 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	29 Red Bluff St BLACK ROCK 3193	\$2,300,000	03/07/2023
2	194a Bluff Rd SANDRINGHAM 3191	\$2,210,000	03/06/2023
3	36 Hardinge St BEAUMARIS 3193	\$2,180,000	13/04/2023

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: 27/09/2023 11:02

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3 2 3

Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,250,000
Median House Price
27/09/2022 - 26/09/2023: \$2,275,000

Comparable Properties



29 Red Bluff St BLACK ROCK 3193 (VG)

Agent Comments

4 - -

Price: \$2,300,000
Method: Sale
Date: 03/07/2023
Property Type: House (Res)
Land Size: 697 sqm approx



194a Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$2,210,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 804 sqm approx



36 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,180,000
Method: Private Sale
Date: 13/04/2023
Property Type: House
Land Size: 783 sqm approx

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