

# 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

7/310 Beach Road, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,163,750 Property Type Unit Suburb Black Rock

Period - From 01/01/2023 to 31/12/2023 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	461a Balcombe Rd BEAUMARIS 3193	\$870,000	26/03/2024
2	3/310 Beach Rd BLACK ROCK 3193	\$835,000	24/10/2023
3	2/12 Ebdon Av BLACK ROCK 3193	\$830,000	16/01/2024

**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:

10/04/2024 15:36

7/310 Beach Road, Black Rock Vic 3193

Amanda Harrison  
03 9585 5667  
0402 128 801  
amandaharrison@jellisrcraig.com.au



3 1 1

**Property Type:** Flat  
**Land Size:** 1900.52 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median Unit Price**  
Year ending December 2023: \$1,163,750

## Comparable Properties



461a Balcombe Rd BEAUMARIS 3193 (REI)

**Agent Comments**

3 2 1

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** Apartment



3/310 Beach Rd BLACK ROCK 3193 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$835,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2023  
**Property Type:** Apartment  
**Land Size:** 1896 sqm approx



2/12 Ebdon Av BLACK ROCK 3193 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** Unit

Account - Jellis Craig



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