

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

2/567 Balcombe Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,238,000

House

Unit

X

Suburb Black Rock

Period - From 01/01/2018

to

31/12/2018

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	1/16 Eliza St BLACK ROCK 3193	\$1,260,000	14/11/2018
2	3/25 First St BLACK ROCK 3193	\$1,260,000	16/11/2018
3	1/39 Stanley St BLACK ROCK 3193	\$1,220,000	18/09/2018

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.



3 2 2

Rooms:

Property Type: Strata Unit/Flat

Land Size: 440 sqm approx

Agent Comments

Comparable Properties



1/16 Eliza St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Sold Before Auction

Date: 14/11/2018

Rooms: -

Property Type: Townhouse (Res)



3/25 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Private Sale

Date: 16/11/2018

Rooms: -

Property Type: Villa

Land Size: 314 sqm approx

1/39 Stanley St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Private Sale

Date: 18/09/2018

Rooms: 5

Property Type: Unit

Land Size: 341 sqm approx