

## 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

550 BALCOMBE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,400,000

&

\$2,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,725,000

Property type

House

Suburb

Black Rock

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 6 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

8 SARAH STREET BLACK ROCK VIC 3193	\$2,500,000	01-Sep-22
44A ARKARINGA CRESCENT BLACK ROCK VIC 3193	\$2,351,000	29-Sep-22
45 FOURTH STREET BLACK ROCK VIC 3193	\$2,475,000	04-Jun-22

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 6 months.~~

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**8 SARAH STREET BLACK ROCK  
VIC 3193**

4 2 2

Sold Price <sup>RS</sup> **\$2,500,000** <sup>UN</sup> Sold Date **01-Sep-22**

Distance **1.11km**

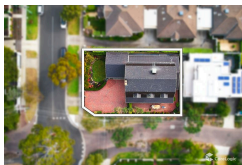


**44A ARKARINGA CRESCENT  
BLACK ROCK VIC 3193**

4 2 2

Sold Price <sup>RS</sup> **\$2,351,000** <sup>UN</sup> Sold Date **29-Sep-22**

Distance **0.83km**



**45 FOURTH STREET BLACK ROCK  
VIC 3193**

4 3 2

Sold Price **\$2,475,000** Sold Date **04-Jun-22**

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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