

# 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 3/528 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$915,000 Property Type Unit Suburb Black Rock

Period - From 07/10/2018 to 06/10/2019 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	5/13 Karrakatta St BLACK ROCK 3193	\$950,000	29/06/2019
2			
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: 07/10/2019 09:34

3/528 Balcombe Road, Black Rock Vic 3193



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3   2   2

**Property Type:** Strata Unit/Flat  
**Land Size:** 213 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
07/10/2018 - 06/10/2019: \$915,000

## Comparable Properties



5/13 Karrakatta St BLACK ROCK 3193 (REI)

**Agent Comments**

3   1   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 29/06/2019  
**Property Type:** Unit

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.