

## 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

11B CHAMPION STREET 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

\$2,625,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,805,000

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
4B HORNBY STREET BEAUMARIS VIC 3193	\$2,745,000	17-May-22
19 NORWOOD STREET SANDRINGHAM VIC 3191	\$2,857,500	03-Nov-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.~~

This Statement of Information was prepared on: 17 November 2022



**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 **1.04km**



**4B HORNBY STREET BEAUMARIS  
VIC 3193**

 4  2  2

Sold Price **\$2,745,000** Sold Date **17-May-22**

Distance **0.6km**



**19 NORWOOD STREET  
SANDRINGHAM VIC 3191**

 3  2  2

Sold Price <sup>RS</sup> **\$2,857,500** <sup>UN</sup> Sold Date **03-Nov-22**

Distance **1.96km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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