# Chisholm&Gamon

03 9589 3133 0418 266 326

athomson@chisholmgamon.com.au

#### 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

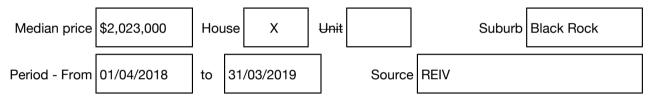
<sup>s</sup> 10 Middleton Street, Black Rock Vic 3193

#### Indicative selling price

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

Single price \$1,595,000

#### Median sale price



#### 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	7 OConnor St BLACK ROCK 3193	\$1,780,000	30/11/2018
2	19 Red Bluff St BLACK ROCK 3193	\$1,745,000	04/05/2019
3	22 Sturdee Rd BLACK ROCK 3193	\$1,550,000	17/11/2018

#### 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.

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

propertydata

#### Generated: 07/05/2019 10:31

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.







Rooms: Property Type: House (Res) Land Size: 560 sqm approx Agent Comments

### Chisholm&Gamon

Amanda Thomson 03 9589 3133 0418 266 326 athomson@chisholmgamon.com.au

Indicative Selling Price \$1,595,000 Median House Price Year ending March 2019: \$2,023,000

## **Comparable Properties**



7 OConnor St BLACK ROCK 3193 (REI/VG)



Price: \$1,780,000 Method: Sold Before Auction Date: 30/11/2018 Rooms: 7 Property Type: House (Res) Land Size: 698 sqm approx



19 Red Bluff St BLACK ROCK 3193 (REI)



Price: \$1,745,000 Method: Auction Sale Date: 04/05/2019 Rooms: -Property Type: House (Res)

Duton

22 Sturdee Rd BLACK ROCK 3193 (REI/VG)



Price: \$1,550,000 Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: House (Res) Land Size: 595 sqm approx

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

propertydata

#### Generated: 07/05/2019 10:31

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.

Agent Comments

Agent Comments

Agent Comments