

## 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

10 Middleton 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)

Single price

\$1,595,000

## Median sale price

Median price

\$2,023,000

House

X

Unit

Suburb

Black Rock

Period - From

01/04/2018

to

31/03/2019

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	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.

10 Middleton Street, Black Rock Vic 3193

Chisholm&Gamon

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**Indicative Selling Price**

\$1,595,000

**Median House Price**

Year ending March 2019: \$2,023,000



 4  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 560 sqm approx

**Agent Comments**

## Comparable Properties



**7 OConnor St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

 3  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,745,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** House (Res)



**22 Sturdee Rd BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 595 sqm approx