

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 11A Champion Street, Black Rock

### 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$ 1,187,500 House  Unit X Suburb BLACK ROCK

Period - From 26<sup>TH</sup> July 18 to 22<sup>nd</sup> Jan 19 Source RP Data

### Comparable property sales

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. 23A Cooke Street Sandringham VIC 3191	\$ 1,810,000	20 Oct 2018
2. 8A College Grove Black Rock VIC 3193	\$ 1,780,000	12 Oct 2018
3. 1/132A Bluff Road Black Rock VIC 3193	\$ 1,700,000	03 Oct 2018