

## 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

4/46 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

\$1,100,000

## Median sale price

Median price

\$1,210,000

House

Unit

X

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	2/567 Balcombe Rd BLACK ROCK 3193	\$1,180,000	02/03/2019
2	180a Reserve Rd BEAUMARIS 3193	\$1,050,000	31/01/2019
3	7 Tandara Ct BLACK ROCK 3193	\$965,000	22/06/2019

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.

4/46 Middleton Street, Black Rock Vic 3193

Chisholm&Gamon

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**Indicative Selling Price**

\$1,100,000

**Median Unit Price**

Year ending March 2019: \$1,210,000



3 2 2

**Rooms:**

**Property Type:** Unit

**Land Size:** 239 sqm approx

**Agent Comments**

## Comparable Properties



**2/567 Balcombe Rd BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 440 sqm approx



**180a Reserve Rd BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 31/01/2019

**Rooms:** -

**Property Type:** Unit

**Land Size:** 439 sqm approx



**7 Tandara Ct BLACK ROCK 3193 (REI)**

**Agent Comments**

2 1 4

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Rooms:** -

**Property Type:** House (Res)