







Rooms:

Property Type: House (Res)

Agent Comments

Chisholm&Gamon

Nick Jones 03 9589 3133 0421 839 425 njones@chisholmgamon.com.au

Indicative Selling Price \$1,300,000 **Median House Price** March guarter 2017: \$1,880,000

Comparable Properties



8 Sims St SANDRINGHAM 3191 (REI)





Price: \$1,500,000 Method: Private Sale Date: 03/04/2017

Rooms: 5

Property Type: House (Res)

Agent Comments



28 Hepburn Av BEAUMARIS 3193 (REI/VG)

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Agent Comments

Price: \$1,301,000 Method: Private Sale Date: 06/03/2017

Rooms: -

Property Type: House (Res) Land Size: 277 sqm

4/74 Victoria St SANDRINGHAM 3191 (REI)

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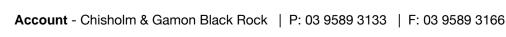
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Price: \$1,200,000 Method: Private Sale Date: 13/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	11 Tulip Street, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,880,000	Н	ouse X	Subu	rb Black Rock
Period - From	01/01/2017	to	31/03/2017	Source RE	EIV

Comparable property sales

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 Sims St SANDRINGHAM 3191	\$1,500,000	03/04/2017
28 Hepburn Av BEAUMARIS 3193	\$1,301,000	06/03/2017
4/74 Victoria St SANDRINGHAM 3191	\$1,200,000	13/04/2017



