

11 Tulip Street, Black Rock Vic 3193

Chisholm&Gamon

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Indicative Selling Price

\$1,300,000

Median House Price

March quarter 2017: \$1,880,000



3 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Sims St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 -

Price: \$1,500,000

Method: Private Sale

Date: 03/04/2017

Rooms: 5

Property Type: House (Res)



28 Hepburn Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 13/04/2017

Rooms: 5

Property Type: Townhouse (Res)

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

11 Tulip Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,880,000

House

X

Suburb

Black Rock

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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