

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 (*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 Suburb BLACK ROCK

Period - From 26TH July 18 to 22nd 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 |