

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

3/30 Middleton Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,597,500

Property Type Townhouse

Suburb Black Rock

Period - From 22/06/2022

to

21/06/2023

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.

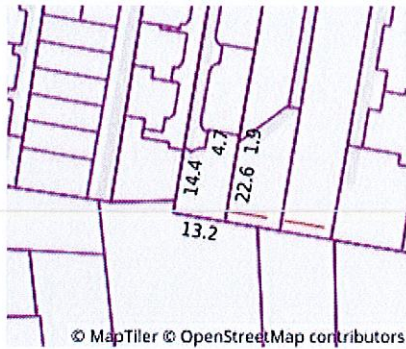
	Address of comparable property	Price	Date of sale
1	58a Sandringham Rd SANDRINGHAM 3191	\$1,700,500	11/02/2023
2	1/30 Middleton St BLACK ROCK 3193	\$1,650,000	09/01/2023
3	8 Woodall St BLACK ROCK 3193	\$1,447,000	18/02/2023

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.

This Statement of Information was prepared on:

22/06/2023 09:39



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
22/06/2022 - 21/06/2023: \$1,597,500

Comparable Properties



58a Sandringham Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,700,500
Method: Auction Sale
Date: 11/02/2023
Property Type: Townhouse (Res)



1/30 Middleton St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 09/01/2023
Property Type: Townhouse (Res)



8 Woodall St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,447,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Townhouse (Res)