## 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

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Range between	\$1,400,000	&	\$1,540,000

#### Median sale price

Median price \$1,597,500	Prop	erty Type T	ownhouse	Suburb	Black Rock
Period - From 22/06/2022	to 2	1/06/2023	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

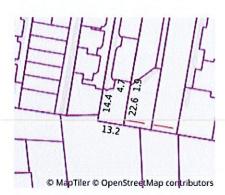
#### OR

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)

2

**2** 2

Price: \$1,700,500 Method: Auction Sale Date: 11/02/2023

Property Type: Townhouse (Res)

Agent Comments



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

3

**i** 2



Price: \$1,650,000

Method: Sold Before Auction

Date: 09/01/2023

Property Type: Townhouse (Res)



8 Woodall St BLACK ROCK 3193 (REI)

**i** 1

**Price:** \$1,447,000 **Method:** Auction Sale **Date:** 18/02/2023

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Bayside Living Real Estate | P: 95890222





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