



4+ 2 2

**Property Type:** House  
**Land Size:** 675 sqm approx

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2017: \$2,120,000

A retro architectural phenomenon of 1960s class, this superb 4 bed + study 2 bath single level entertainer has grand spaces & great possibilities on 675sqm approx. - 2 huge living zones, stylish stone kitchen, pool & double garage. Golf course court - walk to Half Moon Bay.

## Comparable Properties



**25 Red Bluff St BLACK ROCK 3193 (REI/VG)**

3 1 2

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 787 sqm approx



**21 Stevens Pde BLACK ROCK 3193 (REI/VG)**

4 3 2

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 595 sqm approx



**45a Tulip St BLACK ROCK 3193 (REI)**

4 2 2

**Price:** \$1,720,000

**Method:** Sold Before Auction

**Date:** 09/06/2017

**Rooms:** -

**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

3 Whitton Court, Black Rock Vic 3193

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&amp;

\$1,800,000

## Median sale price

Median price \$2,120,000

House

X

Suburb

Black Rock

Period - From 01/04/2017

to

30/06/2017

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
25 Red Bluff St BLACK ROCK 3193	\$1,880,000	18/03/2017
21 Stevens Pde BLACK ROCK 3193	\$1,850,000	18/03/2017
45a Tulip St BLACK ROCK 3193	\$1,720,000	09/06/2017