

## 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

1/11A Middleton Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,710,000

Property type

Other

Suburb

Black Rock

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 4/46 Middleton Street Black Rock VIC 3193 | \$1,100,000 | 05-Jul-19 |
| 58A Sandringham Road Sandringham VIC 3191 | \$1,300,000 | 16-Nov-19 |
| 4/77 Fourth Street Beaumaris VIC 3193     | \$1,300,000 | 07-Sep-19 |

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 6 months.~~

This Statement of Information was prepared on: 19 November 2019

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**4/46 Middleton Street Black Rock VIC 3193**

 3  2  2

Sold Price **\$1,100,000<sup>UN</sup>** Sold Date **05-Jul-19**

Distance **0.28km**



**58A Sandringham Road Sandringham VIC 3191**

 3  2  2

Sold Price **<sup>RS</sup>\$1,300,000** Sold Date **16-Nov-19**

Distance **1.65km**



**4/77 Fourth Street Beaumaris VIC 3193**

 3  2  2

Sold Price Sold Date **07-Sep-19**

Distance **1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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