

# 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

13a Tulip 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)

Range between \$2,150,000 & \$2,350,000

### Median sale price

Median price \$2,360,000 Property Type House Suburb Black Rock

Period - From 06/07/2022 to 05/07/2023 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	6 Potter St BLACK ROCK 3193	\$2,225,000	30/01/2023
2	194a Bluff Rd SANDRINGHAM 3191	\$2,210,000	03/06/2023
3			

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:

06/07/2023 10:55

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**Indicative Selling Price**

\$2,150,000 - \$2,350,000

**Median House Price**

06/07/2022 - 05/07/2023: \$2,360,000



4   3   3

**Property Type:** Townhouse

**Land Size:** 327 sqm approx

Agent Comments

## Comparable Properties



**6 Potter St BLACK ROCK 3193 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$2,225,000

**Method:** Private Sale

**Date:** 30/01/2023

**Property Type:** House

**Land Size:** 391 sqm approx



**194a Bluff Rd SANDRINGHAM 3191 (REI)**

Agent Comments

4   2   2

**Price:** \$2,210,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 804 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840