Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/24 Middleton Street, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	tween \$1,275,000		&		\$1,375,000			
Median sale price								
Median price	\$1,623,500	Pro	Property Type		Townhouse		Suburb	Black Rock
Period - From	19/03/2023	to	18/03/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/21 Miller St SANDRINGHAM 3191	\$1,400,000	12/02/2024
2	2/46 Fourth St BLACK ROCK 3193	\$1,375,000	02/03/2024
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:

19/03/2024 11:47



5/24 Middleton Street, Black Rock Vic 3193







Property Type: Townhouse Agent Comments

Fran Harkin 03 9521 9800 0414 957 840 fran.harkin@belleproperty.com

Indicative Selling Price \$1,275,000 - \$1,375,000 Median Townhouse Price 19/03/2023 - 18/03/2024: \$1,623,500

Comparable Properties

2/21 Miller St SANDRINGHAM 3191 (REI) 3 2 2 2 Price: \$1,400,000 Method: Sold Before Auction Date: 12/02/2024 Property Type: Townhouse (Res) Land Size: 279 sqm approx	Agent Comments	
2/46 Fourth St BLACK ROCK 3193 (REI) 3 3 3 2 Price: \$1,375,000	Agent Comments	
Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)		

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

propertydata



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