

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 5/24 Middleton Street, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,275,000 & \$1,375,000

Median sale price

Median price \$1,623,500 Property Type Townhouse Suburb Black Rock

Period - From 19/03/2023 to 18/03/2024 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 | 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.~~

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Indicative Selling Price

\$1,275,000 - \$1,375,000

Median Townhouse Price

19/03/2023 - 18/03/2024: \$1,623,500



3 1 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/21 Miller St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 12/02/2024

Property Type: Townhouse (Res)

Land Size: 279 sqm approx



2/46 Fourth St BLACK ROCK 3193 (REI)

Agent Comments

3 3 2

Price: \$1,375,000

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