Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	11B Champion Street, Black Rock

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$2,075,000	or range between	$*	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$1,187,000.00	*House		*Unit	X	Suburb	BLACK ROCK
Period - From	26TH July 18	to	22ND Jan 19			Source	RP Data

Comparable property sales

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. 15A Hilton Street, Beumaris	$2,000,000.00	28 August 2018
2. 3 Balcombe Park Lane, Beumaris	$1,850,000.00	24 Sept 2018
3. 49 Dalgetty Road, Beaumaris	$1,950,000.00	1 August 2018