

#### Property offered for sale

Address: 11 Champion Street Black Rock

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$2,300,000 & \$2,500,000

#### Median sale price

Median price: \$2,517,500 House Suburb: Black Rock  
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

#### Comparable property sales

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.



#### 320 Beach Rd BLACK ROCK

3 2 2

This is where high style meets the ultimate low-maintenance beachfront lifestyle. Completely carefree and superbly secure in

**Sold by Auction \$2,400,000**  
**Date Sold 28/04/2018**  
**Land 265 SqM**



#### 30a Ardoyne St BLACK ROCK

**Sold by Private Sale \$2,320,000**  
**Date Sold 03/03/2018**  
**Land 387 SqM**



#### 14a Stanley St BLACK ROCK

4 2 2

An Unforgettable Showpiece of Poolside Luxury and Bay Views  
An oasis of tropical opulence is found in this spectacular 4

**Sold by Auction \$2,380,000**  
**Date Sold 24/02/2018**  
**Land 379 SqM**