

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

53a Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,525,000

Property Type Unit

Suburb Black Rock

Period - From 01/04/2021

to

30/06/2021

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	1/24 Reno Rd SANDRINGHAM 3191	\$1,453,000	24/05/2021
2	20a Central Av BLACK ROCK 3193	\$1,400,000	05/08/2021
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:

12/10/2021 10:54



3 2 2

Property Type: Townhouse

Land Size: 489 sqm approx

Agent Comments

Comparable Properties



1/24 Reno Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,453,000

Method: Private Sale

Date: 24/05/2021

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



20a Central Av BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 05/08/2021

Property Type: Townhouse (Res)

Land Size: 199 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.