

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

56 Ardoyne Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$2,325,000

Property Type House

Suburb Black Rock

Period - From 01/10/2023

to

31/12/2023

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 | 22 Arkaringa Cr BLACK ROCK 3193 | \$3,700,000 | 26/08/2023 |
| 2 | 44 Arkaringa Cr BLACK ROCK 3193 | \$3,310,000 | 28/12/2023 |
| 3 | 174 Beach Rd SANDRINGHAM 3191 | \$3,300,000 | 18/11/2023 |

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:

30/01/2024 12:00



4 3 3

Property Type: House

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

December quarter 2023: \$2,325,000

Comparable Properties



22 Arkaringa Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 10

Price: \$3,700,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 503 sqm approx



44 Arkaringa Cr BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$3,310,000

Method: Private Sale

Date: 28/12/2023

Property Type: House



174 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$3,300,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)