

## 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

48a Ardoyne Street, Black Rock Vic 3193

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,295,000

## Median sale price

Median price \$2,517,500

House

X

Unit

Suburb Black Rock

Period - From 01/01/2018

to

31/03/2018

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	11a Ardoyne St BLACK ROCK 3193	\$2,600,000	17/03/2018
2	30a Ardoyne St BLACK ROCK 3193	\$2,320,000	01/03/2018
3	15b Hilton St BEAUMARIS 3193	\$2,300,000	14/04/2018

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.

48a Ardoyne Street, Black Rock Vic 3193

Chisholm&Gamon

Amanda Thomson

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**Indicative Selling Price**


\$2,295,000


**Median House Price**

March quarter 2018: \$2,517,500



 3  
plus  
huge  
2nd  
living  
g

 2  
plus  
pow  
der  
room

 2 plus

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 387 sqm approx

**Agent Comments**

Better than new, extraordinarily beautiful residence finished with outstanding quality, premium oak timber floors, luxury window furnishings by Hannan's and significant design improvements to the original Lowe design with huge main, full width ensuite and walk behind robe. Skylights & many extras.

## Comparable Properties



**11a Ardoyne St BLACK ROCK 3193 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 390 sqm approx



**30a Ardoyne St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

 4  3  3

**Price:** \$2,320,000

**Method:** Private Sale

**Date:** 01/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 387 sqm approx



**15b Hilton St BEAUMARIS 3193 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** -

**Property Type:** Townhouse (Res)