Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,175,000

Property offered for sale

Address	29 Ardoyne Street, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

		_	
Range between	\$2,200,000	&	\$2,420,000

Median sale price

Median price \$	52,202,500	Pro	perty Type	House		Suburb	Black Rock
Period - From 0	01/07/2020	to	30/06/2021		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

22 Glenwood Av BEAUMARIS 3193

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.

Add	dress of comparable property	Price	Date of sale
1	4 Tibbles St BEAUMARIS 3193	\$2,270,000	24/07/2021
2	54 Iona St BLACK ROCK 3193	\$2,200,000	05/08/2021

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:	22/09/2021 13:44



10/07/2021









Property Type: House Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,310,000 Median House Price

Year ending June 2021: \$2,202,500

Comparable Properties



4 Tibbles St BEAUMARIS 3193 (REI)

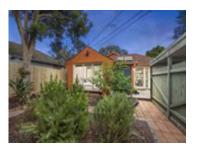






Price: \$2,270,000 Method: Auction Sale Date: 24/07/2021

Property Type: House (Res) Land Size: 790 sqm approx **Agent Comments**



54 Iona St BLACK ROCK 3193 (REI)

-5





Price: \$2,200,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: House (Res) Land Size: 660 sqm approx **Agent Comments**



22 Glenwood Av BEAUMARIS 3193 (VG)







Price: \$2,175,000 Method: Sale Date: 10/07/2021

Property Type: Development Site (Res)

Land Size: 780 sqm approx

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



