

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

60a Ardoyne Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,900,000

House

X

Unit

Suburb

Black Rock

Period - From

01/07/2017

to

30/09/2017

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	5 Gareth Av BEAUMARIS 3193	\$1,817,500	18/11/2017
2	4/12 Karrakatta St BLACK ROCK 3193	\$1,750,000	09/12/2017
3	60b Ardoyne St BLACK ROCK 3193	\$1,750,000	25/11/2017

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.

60a Ardoyne Street, Black Rock Vic 3193

Chisholm&Gamon

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Indicative Selling Price

\$1,850,000

Median House Price

September quarter 2017: \$1,900,000



4 2 2

Rooms:

Property Type:

Land Size: 358 sqm approx

Agent Comments

Comparable Properties



5 Gareth Av BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,817,500

Method: Auction Sale

Date: 18/11/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 388 sqm approx



4/12 Karrakatta St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Townhouse (Res)



60b Ardoyne St BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 6

Property Type: Townhouse (Res)