

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

29 Arranmore Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,500,000

&

\$2,650,000

Median sale price

Median price \$1,792,500

Property Type House

Suburb Black Rock

Period - From 01/01/2019

to

31/12/2019

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	7 Kirkwood Av SANDRINGHAM 3191	\$2,620,000	26/10/2019
2	69 Ardoyne St BLACK ROCK 3193	\$2,600,000	30/11/2019
3	9 Summerhill Rd BEAUMARIS 3193	\$2,525,000	06/11/2019

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:

30/01/2020 13:02

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Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

Year ending December 2019: \$1,792,500



4 2.5 2+

Property Type: House

Land Size: 780 approx sqm
approx

Agent Comments

Comparable Properties



7 Kirkwood Av SANDRINGHAM 3191 (REI/VG) Agent Comments

4 3 2

Price: \$2,620,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 692 sqm approx



69 Ardoyne St BLACK ROCK 3193 (REI) Agent Comments

5 2 2

Price: \$2,600,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 770 sqm approx



9 Summerhill Rd BEAUMARIS 3193 (REI) Agent Comments

5 3 2

Price: \$2,525,000

Method: Private Sale

Date: 06/11/2019

Property Type: House

Land Size: 664 sqm approx