## 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 betwee	\$2,500,000		&		\$2,650,000				
Median sale p	rice								
Median price	\$1,792,500	Pro	operty Type	Hous	se		Suburb	Black Rock	
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ado	dress 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

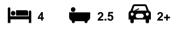


29 Arranmore Avenue, Black Rock Vic 3193



Jenny Dwyer

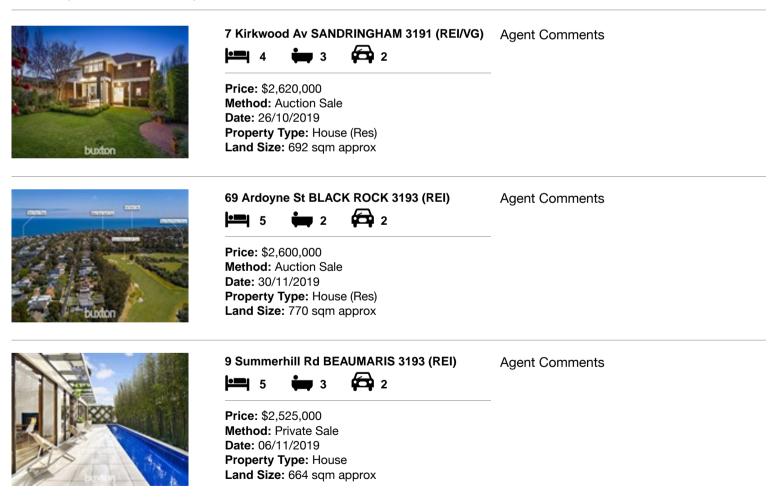
bokingstuart



Property Type: House Land Size: 780 approx sqm approx Agent Comments 03 9521 9800 0418 528 988 jdwyer@hockingstuart.com.au

Indicative Selling Price \$2,500,000 - \$2,650,000 Median House Price Year ending December 2019: \$1,792,500

# **Comparable Properties**



Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.