

## 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

50 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 \$2,650,000

**Median sale price**

Median price \$2,120,000

House

X

Unit

Suburb Black Rock

Period - From 01/04/2017

to

30/06/2017

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	43 Stanley St BLACK ROCK 3193	\$2,700,000	27/04/2017
2	30 Wellington Av BEAUMARIS 3193	\$2,585,000	01/07/2017
3	11b Ardoyne St BLACK ROCK 3193	\$2,550,000	01/04/2017

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.~~



 5  3  2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,650,000

**Median House Price**  
June quarter 2017: \$2,120,000

## Comparable Properties



**43 Stanley St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 27/04/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**30 Wellington Av BEAUMARIS 3193 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,585,000  
**Method:** Private Sale  
**Date:** 01/07/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 765 sqm approx



**11b Ardoyne St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

 3  3  2

**Price:** \$2,550,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 390 sqm approx