

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 Ardoyne Street, Black Rock Vic 3193

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 \$2,202,500 Property Type House Suburb Black Rock

Period - From 01/07/2020 to 30/06/2021 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	4 Tibbles St BEAUMARIS 3193	\$2,270,000	24/07/2021
2	54 Iona St BLACK ROCK 3193	\$2,200,000	05/08/2021
3	22 Glenwood Av BEAUMARIS 3193	\$2,175,000	10/07/2021

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:

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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)

Agent Comments

4 3 1

Price: \$2,270,000
Method: Auction Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 790 sqm approx



54 Iona St BLACK ROCK 3193 (REI)

Agent Comments

5 1 2

Price: \$2,200,000
Method: Sold Before Auction
Date: 05/08/2021
Property Type: House (Res)
Land Size: 660 sqm approx



22 Glenwood Av BEAUMARIS 3193 (VG)

Agent Comments

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Price: \$2,175,000
Method: Sale
Date: 10/07/2021
Property Type: Development Site (Res)
Land Size: 780 sqm approx

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