

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

24 Arranmore Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,350,000 & \$2,450,000

Median sale price

Median price \$2,230,000 Property Type House Suburb Black Rock

Period - From 01/10/2019 to 30/09/2020 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	38 Middleton St BLACK ROCK 3193	\$2,450,000	24/11/2020
2	8 Stawell St BEAUMARIS 3193	\$2,390,000	13/08/2020
3			

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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Rooms: 10
Property Type: House (Previously Occupied - Detached)
Land Size: 771 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,350,000 - \$2,450,000
Median House Price
Year ending September 2020: \$2,230,000

Comparable Properties



38 Middleton St BLACK ROCK 3193 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,450,000
Method: Auction Sale
Date: 24/11/2020
Property Type: House (Res)
Land Size: 1040 sqm approx



8 Stawell St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4 3 4

Price: \$2,390,000
Method: Private Sale
Date: 13/08/2020
Rooms: 7
Property Type: House (Res)
Land Size: 650 sqm approx

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.