

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 32 Arranmore Avenue, Black Rock Vic 3193

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,830,000

Property Type House

Suburb Black Rock

Period - From 01/04/2019

to 31/03/2020

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.~~

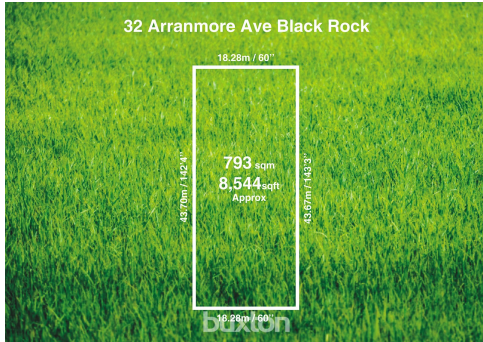
	Address of comparable property	Price	Date of sale
1	198 Reserve Rd BEAUMARIS 3193	\$1,980,000	22/02/2020
2	41 Cheltenham Rd BLACK ROCK 3193	\$1,830,000	22/02/2020
3			

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:

01/05/2020 17:23



2 1 2

Property Type: House (Res)
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000
Median House Price
Year ending March 2020: \$1,830,000

Comparable Properties



198 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$1,980,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 802 sqm approx



41 Cheltenham Rd BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,830,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)

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.