

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

52a Ardoyne Street, Black Rock, VIC 3193

Indicative selling price

\$1,750,000 - \$1,880,000

Range between

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

Median sale price

Median price
\$ 1,857,500

House

*Delete house or unit as applicable

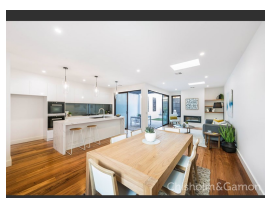
Suburb
BLACK ROCK

Period
31/08/2018 - 27/02/2019

Source
Price Finder

Comparable property sales

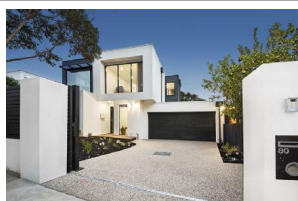
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



8 COLLEGE GROVE
BLACK ROCK

3 2 2

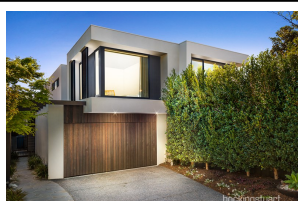
Normal Sale \$1,780,000
Date Sold 12/10/2018
Land 309 sqm



80 ARDOYNE STREET
BLACK ROCK

4 3 2

Normal Sale \$1,880,000
Date Sold 21/12/2018
Land 394 sqm



23 COOKE STREET
SANDRINGHAM

3 3 2

Normal Sale \$1,810,000
Date Sold 20/10/2018
Land 409 sqm