

# 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 2/52 Arkaringa Crescent, 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock

Period - From 01/04/2023 to 31/03/2024 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	2/21 Miller St SANDRINGHAM 3191	\$1,400,000	12/02/2024
2	7a Mary St BEAUMARIS 3193	\$1,317,500	13/04/2024
3	89 Grange Rd SANDRINGHAM 3191	\$1,270,000	22/02/2024

**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: 28/05/2024 16:41



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**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending March 2024: \$2,400,000

## Comparable Properties



**2/21 Miller St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 12/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 279 sqm approx



**7a Mary St BEAUMARIS 3193 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,317,500

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** Townhouse (Res)



**89 Grange Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** House

**Land Size:** 398 sqm approx

**Account - Marshall White** | P: 03 9822 9999