

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 22 Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,350,000 & \$3,500,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Black Rock

Period - From 01/07/2022 to 30/06/2023 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	19 Kirkwood Av SANDRINGHAM 3191	\$3,400,000	15/03/2023
2			
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: 02/08/2023 16:29



Property Type: House

Agent Comments

Indicative Selling Price

\$3,350,000 - \$3,500,000

Median House Price

Year ending June 2023: \$2,375,000

Comparable Properties



19 Kirkwood Av SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$3,400,000

Method: Sold Before Auction

Date: 15/03/2023

Property Type: House (Res)

Land Size: 689 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.

Account - Marshall White | P: 03 9822 9999