

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 Sturdee Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,600,000 & \$2,700,000

Median sale price

Median price \$2,399,000 Property Type House Suburb Black Rock

Period - From 30/05/2023 to 29/05/2024 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	8 Arkaringa Cr BLACK ROCK 3193	\$2,601,000	10/05/2024
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: 30/05/2024 09:57



3 1 2

Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,700,000

Median House Price

30/05/2023 - 29/05/2024: \$2,399,000

Comparable Properties



8 Arkaringa Cr BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,601,000

Method: Sold Before Auction

Date: 10/05/2024

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.