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

28 Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|------------|
| Range betwee | \$3,000,000 | | & | | \$3,300,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,375,000 | Pro | operty Type | Hous | se | | Suburb | Black Rock |
| Period - From | 01/07/2022 | to | 30/06/2023 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-------------|--------------|
| 1 | 19 Iluka St BLACK ROCK 3193 | \$3,050,000 | 08/07/2023 |
| 2 | 5 Te Hongi Ct BEAUMARIS 3193 | \$2,700,000 | 23/09/2023 |
| 3 | 38 Arkaringa Cr BLACK ROCK 3193 | | 24/06/2023 |

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:

03/10/2023 12:03









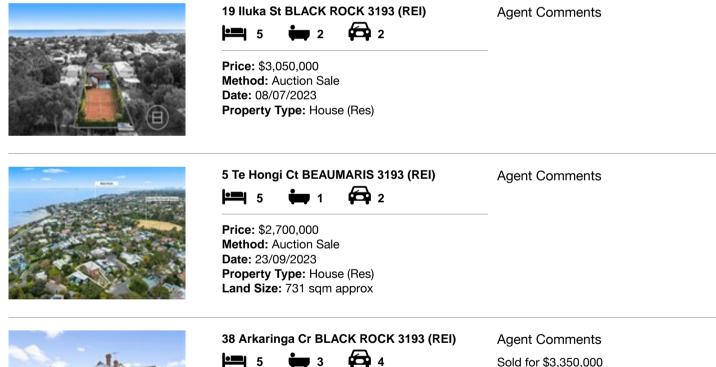
Rooms: 9 Property Type: House (Previously Occupied - Detached) Land Size: 972 sqm approx Agent Comments

0421839425 njones@hodges.com.au **Indicative Selling Price** \$3,000,000 - \$3,300,000

Nick Jones 03) 9598 1111

Median House Price Year ending June 2023: \$2,375,000

Comparable Properties





Price: Method: Private Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 975 sqm approx

3

- 5

Sold for \$3,350,000

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



propertydata

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