

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 consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

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 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



4 2 4

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

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending June 2023: \$2,375,000

Comparable Properties



19 Iluka St BLACK ROCK 3193 (REI)

5 2 2

[Agent Comments](#)

Price: \$3,050,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)



5 Te Hongi Ct BEAUMARIS 3193 (REI)

5 1 2

[Agent Comments](#)

Price: \$2,700,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 731 sqm approx



38 Arkaringa Cr BLACK ROCK 3193 (REI)

5 3 4

[Agent Comments](#)

Sold for \$3,350,000

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