

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 70 Ardoyne Street, Black Rock, VIC 3193

Indicative selling price

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

Single price or range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,178,250 Property type Unit Suburb BLACK ROCK
Period - From 27/03/2023 to 26/03/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 69 Red Bluff Street Black Rock Vic 3193	\$1,270,000	2023-12-16
2 1/7 Ozone Avenue Beaumaris Vic 3193	\$1,325,000	2024-03-23
3 5/430 Balcombe Road Beaumaris Vic 3193	\$1,220,000	2023-10-06

This Statement of Information was prepared on: 27/03/2024

