

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

8 Bent Parade, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,380,000 & \$3,580,000

Median sale price

Median price \$2,337,500 Property Type House Suburb Black Rock

Period - From 31/01/2023 to 30/01/2024 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	22 Arkaringa Cr BLACK ROCK 3193	\$3,700,000	26/08/2023
2	256 Beach Rd BLACK ROCK 3193	\$3,450,000	12/08/2023
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:

31/01/2024 20:52



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Property Type: House (Res)

[Agent Comments](#)

Indicative Selling Price

\$3,380,000 - \$3,580,000

Median House Price

31/01/2023 - 30/01/2024: \$2,337,500

Comparable Properties



22 Arkaringa Cr BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

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Price: \$3,700,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 503 sqm approx



256 Beach Rd BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

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  3
  2

Price: \$3,450,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 517 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.

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