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	31 Ardoyne Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,395,000 & $2,595,000

Median sale price

Median price $2,550,000 Property Type House Suburb Black Rock

Period - From 17/01/2022 to 16/01/2023 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	37 Stanley St BLACK ROCK 3193	$2,565,000	10/12/2022
2	43 Seaview Cr BLACK ROCK 3193	$2,550,000	12/11/2022
3	33 Ardoyne St BLACK ROCK 3193	$2,375,000	28/07/2022

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: 17/01/2023 13:00

31 Ardoyne Street, Black Rock Vic 3193

Ryan Castles
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0499 003 879
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3 1 3

Rooms: 6
Property Type: House
Land Size: 772 sqm approx

Agent Comments

Indicative Selling Price
$2,395,000 - $2,595,000
Median House Price
17/01/2022 - 16/01/2023: $2,550,000

Comparable Properties



37 Stanley St BLACK ROCK 3193 (REI)

4 2 2

Price: $2,565,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



43 Seaview Cr BLACK ROCK 3193 (REI)

4 2 1

Price: $2,550,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



33 Ardoyne St BLACK ROCK 3193 (REI/VG)

4 2 2

Price: $2,375,000
Method: Private Sale
Date: 28/07/2022
Property Type: House
Land Size: 778 sqm approx

Agent Comments

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