## 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

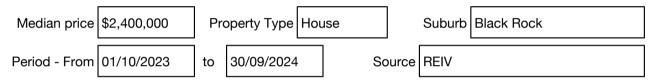
3/43b Arkaringa Crescent, Black Rock Vic 3193

## Indicative selling price

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

Single price \$1,980,000

#### Median sale price



## 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 sixmonths 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	9A Champion St BLACK ROCK 3193	\$1,970,000	18/05/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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.

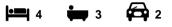
This Statement of Information was prepared on:

26/10/2024 18:53









**Property Type:** Townhouse Agent Comments

Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$1,980,000 Median House Price Year ending September 2024: \$2,400,000

# **Comparable Properties**



9A Champion St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$1,970,000 Method: Auction Sale Date: 18/05/2024 Property Type: Townhouse (Res) Land Size: 325 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.

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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