

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 6/9 Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$1,130,000 Property Type Unit Suburb Black Rock

Period - From 01/07/2020 to 30/06/2021 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	1/14 First St BLACK ROCK 3193	\$905,000	07/07/2021
2	2/14 Glenmore Cr BLACK ROCK 3193	\$870,000	23/05/2021
3	4/2-4 First St BLACK ROCK 3193	\$860,000	18/05/2021

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: 02/08/2021 16:50



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$860,000 - \$890,000
Median Unit Price
Year ending June 2021: \$1,130,000

Comparable Properties



1/14 First St BLACK ROCK 3193 (REI)

[Agent Comments](#)

2 1 1

Price: \$905,000
Method: Private Sale
Date: 07/07/2021
Property Type: Unit



2/14 Glenmore Cr BLACK ROCK 3193 (REI)

[Agent Comments](#)

2 1 2

Price: \$870,000
Method: Private Sale
Date: 23/05/2021
Property Type: Unit



4/2-4 First St BLACK ROCK 3193 (REI)

[Agent Comments](#)

2 1 1

Price: \$860,000
Method: Private Sale
Date: 18/05/2021
Property Type: Unit