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	83 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,250,000 & $2,295,000

Median sale price

Median price $2,400,000 Property Type House Suburb Black Rock

Period - From 01/04/2023 to 31/03/2024 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	46a Iona St BLACK ROCK 3193	$2,255,000	08/06/2024
2	37 Fourth St BLACK ROCK 3193	$2,300,000	01/06/2024
3	33a Seaview Cr BLACK ROCK 3193	$2,310,000	17/04/2024

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: 21/06/2024 11:30

83 Iona Street, Black Rock Vic 3193

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4 3 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,250,000 - $2,295,000
Median House Price
Year ending March 2024: $2,400,000

Comparable Properties

46a Iona St BLACK ROCK 3193 (REI)

4 2 2

Price: $2,255,000
Method:
Date: 08/06/2024
Property Type: House

Agent Comments

37 Fourth St BLACK ROCK 3193 (REI)

4 4 2

Price: $2,300,000
Method:
Date: 01/06/2024
Property Type: House

Agent Comments



33a Seaview Cr BLACK ROCK 3193 (REI)

4 3 2

Price: $2,310,000
Method: Sold Before Auction
Date: 17/04/2024
Property Type: Townhouse (Res)

Agent Comments

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