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

17a Iona Street, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$2,300,000									
Median sale price										
Median price	\$2,180,000	Pro	operty Type	Hou	ISE		Suburb	Black Rock		
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	17b Iona St BLACK ROCK 3193	\$2,250,000	16/02/2021
2			
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:

12/07/2021 11:57









Property Type: Agent Comments Indicative Selling Price \$2,300,000 Median House Price March quarter 2021: \$2,180,000

Comparable Properties



17b Iona St BLACK ROCK 3193 (REI)



Price: \$2,250,000 Method: Private Sale Date: 16/02/2021 Property Type: Townhouse (Single) Agent Comments

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 - 11 North Property Group | P: 1300 353 836





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.