

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

2/43 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$800,000

&

\$830,000

Median sale price

Median price \$1,355,000

Property Type Unit

Suburb Black Rock

Period - From 01/01/2022

to 31/12/2022

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	320/216 Bay Rd SANDRINGHAM 3191	\$830,000	08/01/2023
2	3/43 Iona St BLACK ROCK 3193	\$825,000	17/12/2022
3	2/4 Edsall St HIGHETT 3190	\$820,000	12/11/2022

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:

29/03/2023 17:33



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$830,000
Median Unit Price
Year ending December 2022: \$1,355,000

Comparable Properties



320/216 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 2

Price: \$830,000
Method: Private Sale
Date: 08/01/2023
Property Type: Apartment



3/43 Iona St BLACK ROCK 3193 (REI/VG) **Agent Comments**

2 1 1

Price: \$825,000
Method: Private Sale
Date: 17/12/2022
Property Type: Villa



2/4 Edsall St HIGHETT 3190 (REI/VG) **Agent Comments**

2 1 1

Price: \$820,000
Method: Auction Sale
Date: 12/11/2022
Property Type: Unit
Land Size: 162 sqm approx