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

5 Iona Street, Black Rock Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$3,200,000		&		\$3,400,000			
Median sale p	rice							
Median price	\$2,325,000	Pro	operty Type	Hou	se		Suburb	Black Rock
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	256 Beach Rd BLACK ROCK 3193	\$3,450,000	12/08/2023
2	44 Arkaringa Cr BLACK ROCK 3193	\$3,310,000	28/12/2023
3	28 Arkaringa Cr BLACK ROCK 3193	\$3,250,000	28/10/2023

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:

01/02/2024 19:46



5 Iona Street, Black Rock Vic 3193

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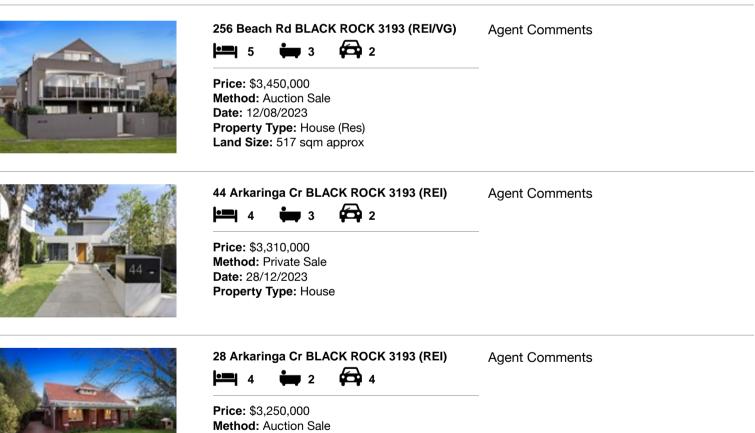


Property Type: House Land Size: 639 (approx.) sqm approx Agent Comments

Melissa Grinter 03 9822 9999 0409 805 035 melissa.grinter@marshallwhite.com.au

> **Indicative Selling Price** \$3,200,000 - \$3,400,000 **Median House Price** December quarter 2023: \$2,325,000

Comparable Properties



Date: 28/10/2023 Property Type: House (Res) Land Size: 972 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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