

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

81 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,750,000

&

\$1,890,000

Median sale price

Median price \$2,023,000

House

X

Unit

Suburb Black Rock

Period - From 01/04/2018

to

31/03/2019

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	6a Glenmore Cr BLACK ROCK 3193	\$2,000,000	16/03/2019
2	11b Champion St BLACK ROCK 3193	\$1,900,000	21/03/2019
3	80a Ardoyne St BLACK ROCK 3193	\$1,880,000	21/12/2018

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.

81 Iona Street, Black Rock Vic 3193

Chisholm&Gamon

Amanda Thomson

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Indicative Selling Price

\$1,750,000 - \$1,890,000

Median House Price

Year ending March 2019: \$2,023,000



Rooms:

Property Type: House (Res)

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



6a Glenmore Cr BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 381 sqm approx

11b Champion St BLACK ROCK 3193 (VG)

Agent Comments



Price: \$1,900,000

Method: Sale

Date: 21/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 334 sqm approx



80a Ardoyne St BLACK ROCK 3193 (VG)

Agent Comments



Price: \$1,880,000

Method: Sale

Date: 21/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 394 sqm approx