

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

3/43 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,450,000

Property Type Unit

Suburb Black Rock

Period - From 01/10/2021

to 30/09/2022

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	6/133 Charman Rd BEAUMARIS 3193	\$850,000	18/06/2022
2	1/169 Bay Rd SANDRINGHAM 3191	\$840,000	24/06/2022
3	2/1 Third St BLACK ROCK 3193	\$825,000	27/07/2022

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:

22/11/2022 16:29



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

Year ending September 2022: \$1,450,000

Comparable Properties



6/133 Charman Rd BEAUMARIS 3193 (REI/VG) **Agent Comments**

 2  1  2

Price: \$850,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Unit



1/169 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

 2  1  1

Price: \$840,000

Method: Sold Before Auction

Date: 24/06/2022

Property Type: Unit



2/1 Third St BLACK ROCK 3193 (REI/VG) **Agent Comments**

 2  1  1

Price: \$825,000

Method: Sold Before Auction

Date: 27/07/2022

Property Type: Unit

Land Size: 81 sqm approx