

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

24 Iluka Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,198,250 Property Type Unit Suburb Black Rock

Period - From 01/10/2022 to 30/09/2023 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	1a Ferguson St BLACK ROCK 3193	\$1,155,000	01/09/2023
2	9/19-21 Cheltenham Rd BLACK ROCK 3193	\$1,150,000	14/06/2023
3	18b Darcy Av SANDRINGHAM 3191	\$1,080,000	01/11/2023

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:

22/11/2023 10:30



2 1 2

Rooms: 5
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending September 2023: \$1,198,250

Comparable Properties



1a Ferguson St BLACK ROCK 3193 (REI)

Agent Comments

2 1 2

Price: \$1,155,000
Method: Private Sale
Date: 01/09/2023
Property Type: House (Res)

9/19-21 Cheltenham Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 14/06/2023
Property Type: Unit



18b Darcy Av SANDRINGHAM 3191 (REI)

Agent Comments

2 1 2

Price: \$1,080,000
Method: Private Sale
Date: 01/11/2023
Property Type: Townhouse (Single)