## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 83 Iona Street, Black Rock Vic 3193

#### Indicative selling price

| For the meaning   | of this price see | cons | sumer.vic.go | ov.au | /underquot  | ting |        |            |  |
|-------------------|-------------------|------|--------------|-------|-------------|------|--------|------------|--|
| Range betweer     | \$2,275,000       |      | &            |       | \$2,375,000 |      |        |            |  |
| Median sale price |                   |      |              |       |             |      |        |            |  |
| Median price      | \$2,325,000       | Pro  | operty Type  | House |             |      | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property   | Price       | Date of sale |
|----|--------------------------------|-------------|--------------|
| 1  | 1 Ruxton Rise BEAUMARIS 3193   | \$2,330,000 | 12/12/2023   |
| 2  | 22B Glenwood Av BEAUMARIS 3193 | \$2,328,000 | 28/10/2023   |
| 3  |                                |             |              |

OR

**B**<sup>\*</sup> 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:

09/04/2024 14:53









**Property Type:** Townhouse **Land Size:** 367 sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$2,275,000 - \$2,375,000 Median House Price December quarter 2023: \$2,325,000

# **Comparable Properties**



1 Ruxton Rise BEAUMARIS 3193 (REI/VG)



Price: \$2,330,000 Method: Private Sale Date: 12/12/2023 Property Type: House (Res) Land Size: 433 sqm approx



22B Glenwood Av BEAUMARIS 3193 (REI/VG) Agent Comments

Agent Comments



Price: \$2,328,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res) Land Size: 390 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

property



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