

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

83 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,275,000 & \$2,375,000

Median sale price

Median price \$2,325,000 Property Type House Suburb Black Rock

Period - From 01/10/2023 to 31/12/2023 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	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* 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

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Indicative Selling Price

\$2,275,000 - \$2,375,000

Median House Price

December quarter 2023: \$2,325,000



4+ 3.5 3

Property Type: Townhouse

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



1 Ruxton Rise BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

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

4 4 2

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