## 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

9 Ebden Avenue, Black Rock Vic 3193

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,600,000		&		\$2,700,000			
Median sale price								
Median price	\$2,375,000	Pro	Property Type		House		Suburb	Black Rock
Period - From	01/07/2022	to	30/06/2023		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	40 Stanley St BLACK ROCK 3193	\$2,900,000	01/04/2023
2	5 Te Hongi Ct BEAUMARIS 3193	\$2,700,000	23/09/2023
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:

28/09/2023 13:56



9 Ebden Avenue, Black Rock Vic 3193







**Property Type:** House (Previously Occupied - Detached) Agent Comments 0419 519 311 pbond@hodges.com.au Indicative Selling Price \$2,600,000 - \$2,700,000

Paul Bond 9598 1111

Median House Price Year ending June 2023: \$2,375,000

# **Comparable Properties**

40 Stanley St BLACK ROCK 3193 (REI) 5 2 2 1 Price: \$2,900,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 926 sqm approx	Agent Comments
5 Te Hongi Ct BEAUMARIS 3193 (REI) 5 1 2 Price: \$2,700,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 731 sqm approx	Agent Comments

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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata



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