

# 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 Ebdon Avenue, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,700,000

### Median sale price

Median price \$2,375,000 Property Type House Suburb Black Rock

Period - From 01/07/2022 to 30/06/2023 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	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
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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: 28/09/2023 13:56



**Property Type:** House (Previously Occupied - Detached)

**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,700,000  
**Median House Price**  
Year ending June 2023: \$2,375,000

## Comparable Properties



**40 Stanley St BLACK ROCK 3193 (REI)**

**Agent Comments**



**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 926 sqm approx



**5 Te Hongi Ct BEAUMARIS 3193 (REI)**

**Agent Comments**



**Price:** \$2,700,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 731 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.