

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

5 Iona Street, Black Rock Vic 3193

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,550,000

Median sale price

Median price \$2,120,000

House

X

Unit

Suburb Black Rock

Period - From 01/04/2017

to

30/06/2017

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	15 Cullinane St BLACK ROCK 3193	\$2,025,000	18/02/2017
2	17 Iona St BLACK ROCK 3193	\$1,910,000	31/03/2017
3	53 Red Bluff St BLACK ROCK 3193	\$1,900,000	16/03/2017

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.

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Indicative Selling Price
\$2,550,000

Median House Price
June quarter 2017: \$2,120,000



Rooms:
Property Type: Land
Land Size: 639 sqm approx
Agent Comments

Comparable Properties



15 Cullinane St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$2,025,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 673 sqm approx



17 Iona St BLACK ROCK 3193 (REI) Agent Comments



Price: \$1,910,000
Method: Private Sale
Date: 31/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 640 sqm approx



53 Red Bluff St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 16/03/2017
Rooms: 6
Property Type: House
Land Size: 790 sqm approx