

# 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 price

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

Range between \$3,200,000

&

\$3,400,000

### 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	256 Beach Rd BLACK ROCK 3193	\$3,450,000	12/08/2023
2	44 Arkaringa Cr BLACK ROCK 3193	\$3,310,000	28/12/2023
3	28 Arkaringa Cr BLACK ROCK 3193	\$3,250,000	28/10/2023

**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:

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**Indicative Selling Price**

\$3,200,000 - \$3,400,000

**Median House Price**

December quarter 2023: \$2,325,000



6   3   2

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 639 sqm approx

Agent Comments

## Comparable Properties



**256 Beach Rd BLACK ROCK 3193 (REI/VG)**

Agent Comments

5   3   2

**Price:** \$3,450,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 517 sqm approx



**44 Arkaringa Cr BLACK ROCK 3193 (REI)**

Agent Comments

4   3   2

**Price:** \$3,310,000

**Method:** Private Sale

**Date:** 28/12/2023

**Property Type:** House



**28 Arkaringa Cr BLACK ROCK 3193 (REI)**

Agent Comments

4   2   4

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 972 sqm approx

Account - Marshall White | P: 03 9822 9999



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