

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 Iluka Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$1,835,000 Property Type House Suburb Black Rock

Period - From 28/01/2019 to 27/01/2020 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	3 Stevens Pde BLACK ROCK 3193	\$2,400,000	17/10/2019
2			
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:

28/01/2020 10:24

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4 3 4

Property Type: House (Res)
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,450,000
Median House Price
28/01/2019 - 27/01/2020: \$1,835,000

Comparable Properties



3 Stevens Pde BLACK ROCK 3193 (REI)

Agent Comments

5 2 2

Price: \$2,400,000
Method: Sold Before Auction
Date: 17/10/2019
Property Type: House (Res)

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.