## 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

12 Iona Street, Black Rock Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,399,500	Pro	operty Type	Hous	se		Suburb	Black Rock
Period - From	01/01/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	72 Stanley St BLACK ROCK 3193	\$2,050,000	26/10/2024
2	36 Eliza St BLACK ROCK 3193	\$2,250,000	10/09/2024
3	11 Bolton St BEAUMARIS 3193	\$2,250,000	07/09/2024

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:

13/02/2025 10:28





Nick Jones 03) 9598 1111 0421839425



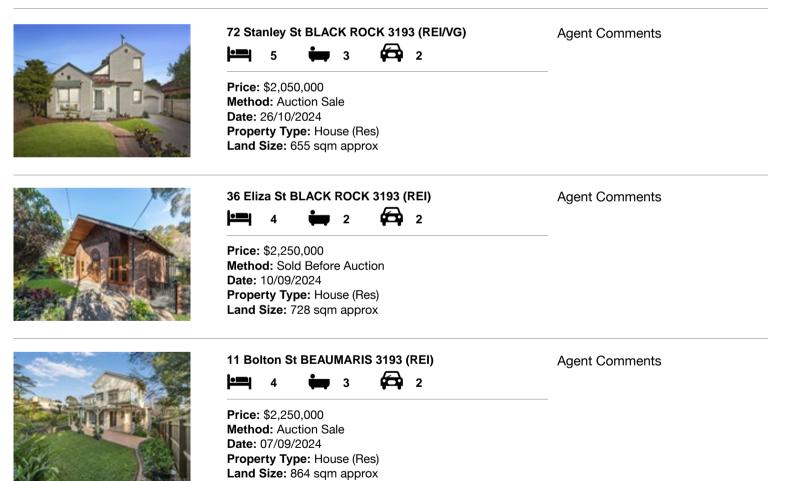


Property Type: House Land Size: 658 sqm approx Agent Comments

njones@hodges.com.au **Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** 

Year ending December 2024: \$2,399,500

# **Comparable Properties**



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.