

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

1/10 Rialton Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,120,888 Property Type Townhouse Suburb Blackburn North

Period - From 15/12/2022 to 14/12/2023 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	32a Renshaw St DONCASTER EAST 3109	\$1,500,000	25/07/2023
2	5/6 Rowallan Ct DONCASTER EAST 3109	\$1,455,000	02/11/2023
3	1/8 First Av BOX HILL NORTH 3129	\$1,410,000	18/11/2023

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:

15/12/2023 11:09



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

15/12/2022 - 14/12/2023: \$1,120,888

Comparable Properties



32a Renshaw St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 25/07/2023

Property Type: Townhouse (Res)

Land Size: 427 sqm approx



5/6 Rowallan Ct DONCASTER EAST 3109 (REI) Agent Comments

4 3 2

Price: \$1,455,000

Method: Private Sale

Date: 02/11/2023

Property Type: Townhouse (Res)

Land Size: 254 sqm approx



1/8 First Av BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,410,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Land Size: 285 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802