

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

1/18 Ellison Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Blackburn

Period - From 01/01/2024 to 31/03/2024 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	32 Rialton Av BLACKBURN NORTH 3130	\$1,080,000	27/02/2024
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: 19/04/2024 10:25

1/18 Ellison Street, Blackburn Vic 3130

**Jellis
Craig**

Samantha Pascoe

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,650,000



 4  2  1

Property Type: Unit

Land Size: 303 sqm approx

Agent Comments

Comparable Properties



32 Rialton Av BLACKBURN NORTH 3130 (REI) **Agent Comments**

 4  2  2

Price: \$1,080,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

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.

Account - Jellis Craig | P: (03) 9908 5700



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