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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|-----------|
| Range betweer | \$1,000,000 | | & | | \$1,100,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,650,000 | Pro | operty Type | Hou | ise | | Suburb | Blackburn |
| Period - From | 01/01/2024 | to | 31/03/2024 | | So | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress 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.

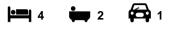
This Statement of Information was prepared on:

19/04/2024 10:25









Property Type: Unit Land Size: 303 sqm approx Agent Comments Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2024: \$1,650,000

Comparable Properties



32 Rialton Av BLACKBURN NORTH 3130 (REI) Agent Comments



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



propertydata

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