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.

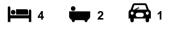
This Statement of Information was prepared on:

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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