# 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

1/6 Charlton Street, Blackburn North Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$850,000		&		\$930,000			
Median sale p	rice							
Median price	\$865,000	Pro	operty Type	Unit			Suburb	Blackburn North
Period - From	16/04/2023	to	15/04/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	14 Slater Av BLACKBURN NORTH 3130	\$950,000	24/02/2024
2	2/483 Middleborough Rd BOX HILL NORTH 3129	\$880,000	17/02/2024
3	2/41 Surrey Rd BLACKBURN NORTH 3130	\$868,500	16/03/2024

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.

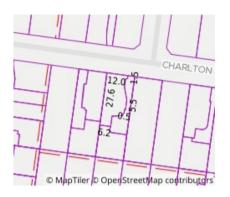
This Statement of Information was prepared on:

16/04/2024 10:14



## 1/6 Charlton Street, Blackburn North Vic 3130



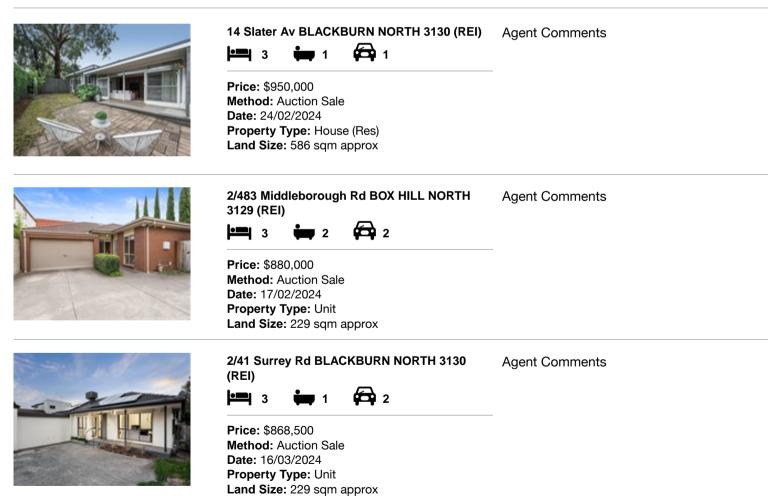




**Property Type:** Agent Comments Andrew Shen 9908 5700 0410 108 000 andrewshen@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$930,000 Median Unit Price 16/04/2023 - 15/04/2024: \$865,000





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





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