

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 consumer.vic.gov.au/underquoting

Range between \$850,000 & \$930,000

Median sale price

Median price \$865,000 Property Type Unit Suburb Blackburn North

Period - From 16/04/2023 to 15/04/2024 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	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

**Jellis
Craig**

Andrew Shen

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0410 108 000

andrewshen@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

16/04/2023 - 15/04/2024: \$865,000



 3  2  2

Property Type:

Agent Comments

Comparable Properties



14 Slater Av BLACKBURN NORTH 3130 (REI) Agent Comments

 3  1  1

Price: \$950,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 586 sqm approx



2/483 Middleborough Rd BOX HILL NORTH 3129 (REI) Agent Comments

 3  2  2

Price: \$880,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 229 sqm approx



2/41 Surrey Rd BLACKBURN NORTH 3130 (REI) Agent Comments

 3  1  2

Price: \$868,500

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit

Land Size: 229 sqm approx

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



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