

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

11 Baldwin Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

Median sale price

Median price \$1,528,000 Property Type House Suburb Blackburn

Period - From 01/07/2023 to 30/09/2023 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	14a Wolseley Cr BLACKBURN 3130	\$1,670,000	28/10/2023
2	21 Stanley Gr BLACKBURN 3130	\$1,631,300	24/10/2023
3	23 Eustace St BLACKBURN 3130	\$1,600,269	28/11/2023

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:

05/01/2024 16:09



3 2 2

Property Type: House

Land Size: 769 sqm approx

Agent Comments

Comparable Properties



14a Wolseley Cr BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 726 sqm approx



21 Stanley Gr BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$1,631,300

Method: Private Sale

Date: 24/10/2023

Property Type: House (Res)

Land Size: 892 sqm approx



23 Eustace St BLACKBURN 3130 (REI)

Agent Comments

3 2 3

Price: \$1,600,269

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 870 sqm approx