

# 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

14 Clare Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000 & \$1,188,000

### Median sale price

Median price \$1,568,550 Property Type House Suburb Blackburn

Period - From 15/12/2022 to 14/12/2023 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	48 Junction Rd BLACKBURN NORTH 3130	\$1,162,000	09/09/2023
2	1/37 Esdale St BLACKBURN 3130	\$1,159,000	09/09/2023
3	2 Davey St BOX HILL 3128	\$1,150,000	05/08/2023

**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:

15/12/2023 11:15



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,188,000

Median House Price

15/12/2022 - 14/12/2023: \$1,568,550

## Comparable Properties



48 Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,162,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 442 sqm approx



1/37 Esdale St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,159,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit

Land Size: 263 sqm approx



2 Davey St BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,150,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 453 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802