

# 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

14a Wolseley Crescent, Blackburn Vic 3130
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### Indicative selling price

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

Range between 

\$1,600,000
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 & 

\$1,760,000
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### Median sale price

Median price 

\$1,650,000
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 Property Type 

House
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 Suburb 

Blackburn
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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### 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	24 Laburnum St BLACKBURN 3130	\$1,715,000	01/04/2023
2	11 Bordeaux Av BLACKBURN 3130	\$1,650,000	27/05/2023
3	13 Linden St BLACKBURN 3130	\$1,600,000	18/03/2023

**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: 

31/08/2023 11:11
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4   2   2

**Property Type:** House  
**Land Size:** 738 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,760,000  
**Median House Price**  
 June quarter 2023: \$1,650,000

## Comparable Properties



**24 Laburnum St BLACKBURN 3130 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$1,715,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 417 sqm approx



**11 Bordeaux Av BLACKBURN 3130 (REI/VG)**   [Agent Comments](#)

3   1   5

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 777 sqm approx



**13 Linden St BLACKBURN 3130 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx

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