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

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betwee | \$1,600,000 | | & | | \$1,760,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,650,000 | Pro | operty Type | Hous | se | | Suburb | Blackburn |
| Period - From | 01/04/2023 | to | 30/06/2023 | | 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.

| Ad | dress 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



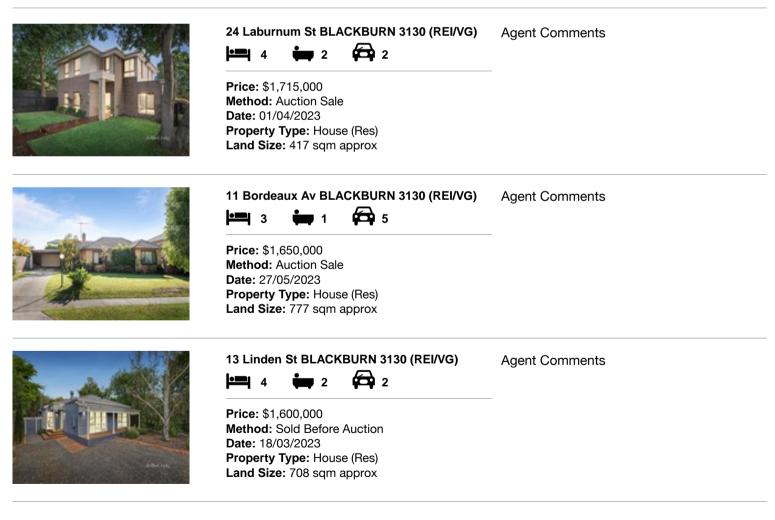






Property Type: House **Land Size:** 738 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price June quarter 2023: \$1,650,000

Comparable Properties



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



propertydata

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