

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

1A Dewrang Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,508,000 Property Type House Suburb Blackburn

Period - From 01/01/2023 to 31/03/2023 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	1a Ursula St BOX HILL NORTH 3129	\$1,320,000	22/04/2023
2	1/6 Baldwin Rd BLACKBURN 3130	\$1,240,000	03/06/2023
3			

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:

21/06/2023 15:20

1A Dewrang Crescent, Blackburn Vic 3130

**Jellis
Craig**

Daniel Bullen

9908 5700

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2023: \$1,508,000



 3  2  2

Property Type: House

Land Size: 578 sqm approx

[Agent Comments](#)

Comparable Properties



1a Ursula St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 355 sqm approx



1/6 Baldwin Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 332 sqm approx

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.

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



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