

# 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

1c Ashlar Crescent, 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 \$1,050,000 & \$1,155,000

### Median sale price

Median price \$1,521,000 Property Type House Suburb Blackburn

Period - From 01/11/2022 to 31/10/2023 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	2/14 Stanley Gr BLACKBURN 3130	\$1,133,000	14/10/2023
2	1/70 Thea Gr DONCASTER EAST 3109	\$1,100,000	15/09/2023
3	2A Rialton Av BLACKBURN NORTH 3130	\$1,068,000	19/10/2023

**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:

01/11/2023 14:48



4   2   2

**Rooms:** 2  
**Property Type:** House  
**Land Size:** 290 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,155,000  
**Median House Price**  
 01/11/2022 - 31/10/2023: \$1,521,000

## Comparable Properties



2/14 Stanley Gr BLACKBURN 3130 (REI)

Agent Comments

4   3   2

**Price:** \$1,133,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 150 sqm approx



1/70 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments

3   1   2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 15/09/2023  
**Property Type:** House  
**Land Size:** 332 sqm approx



2A Rialton Av BLACKBURN NORTH 3130 (REI)

Agent Comments

4   1   1

**Price:** \$1,068,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017