## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$1,521,000	Pro	operty Type	Hou	se		Suburb	Blackburn
Period - From	01/11/2022	to	31/10/2023		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.

Ade	dress 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









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)



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



1/70 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments



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



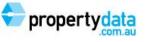
2A Rialton Av BLACKBURN NORTH 3130 (REI) Agent Comments



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





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