Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1 Ellison Street, Blackburn Vic 3130

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-----------|--|--|
| Range betweer | \$750,000 | | & | | \$795,000 | | | | | |
| Median sale pi | rice | | | | | | | | | |
| Median price | \$640,000 | Pro | operty Type | Unit | | | 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 | 2/22 Harris St BLACKBURN NORTH 3130 | \$830,000 | 23/09/2023 |
| 2 | 3/36 Middlefield Dr BLACKBURN NORTH 3130 | \$755,000 | 02/09/2023 |
| 3 | 1/188 Springfield Rd BLACKBURN 3130 | \$720,000 | 16/06/2023 |

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:

06/10/2023 16:53









Property Type: Unit Land Size: 326 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$795,000 Median Unit Price June quarter 2023: \$640,000

Comparable Properties



2/22 Harris St BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$830,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit



3/36 Middlefield Dr BLACKBURN NORTH 3130 Agent Comments (REI)



Price: \$755,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit



1/188 Springfield Rd BLACKBURN 3130 (VG) Agent Comments



Price: \$720,000 Method: Sale Date: 16/06/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888



property data

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