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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