

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

2/1 Ellison Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2023 to 30/06/2023 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	2/22 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



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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**

2 1 1

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



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

2 1 1

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



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

2 - -

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

Account - Barry Plant | P: 03 9842 8888