

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

2/10 Rialton Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,400,000

 &

\$1,540,000

Median sale price

Median price

\$1,045,000

 Property Type

Townhouse

 Suburb

Blackburn North

Period - From

13/02/2023

 to

12/02/2024

 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	28 Devon Dr DONCASTER EAST 3109	\$1,421,000	21/10/2023
2	126a Beverley St DONCASTER EAST 3109	\$1,400,000	19/11/2023
3	3/38 Greendale Rd DONCASTER EAST 3109	\$1,400,000	10/10/2023

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:

13/02/2024 20:05



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

13/02/2023 - 12/02/2024: \$1,045,000

Comparable Properties



28 Devon Dr DONCASTER EAST 3109 (REI/VG) Agent Comments

4 2 2

Price: \$1,421,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 330 sqm approx



126a Beverley St DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 19/11/2023

Property Type: Townhouse (Res)



3/38 Greendale Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

4 3 2

Price: \$1,400,000

Method: Private Sale

Date: 10/10/2023

Property Type: Townhouse (Res)

Land Size: 241 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802