

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

2/11 Clare Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$722,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2023

to

31/12/2023

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	3/11 Clare St BLACKBURN 3130	\$749,000	18/11/2023
2	2/1 Ellison St BLACKBURN 3130	\$716,000	27/11/2023
3	4/19-21 Glen Ebor Av BLACKBURN 3130	\$700,000	23/11/2023

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:

26/02/2024 12:24

2/11 Clare Street, Blackburn Vic 3130



Stephen Le Get

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending December 2023: \$722,000



2 1 1

Property Type: Unit

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



3/11 Clare St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$749,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit

Land Size: 180 sqm approx



2/1 Ellison St BLACKBURN 3130 (REI/VG)

Agent Comments

2 2 1

Price: \$716,000

Method: Private Sale

Date: 27/11/2023

Property Type: Unit

Land Size: 326 sqm approx



4/19-21 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 23/11/2023

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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