

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

2/13 Rialton Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Blackburn North

Period - From 24/01/2023 to 23/01/2024 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	2/22 Harris St BLACKBURN NORTH 3130	\$830,000	23/09/2023
2	1/34 Marchiori Rd BLACKBURN NORTH 3130	\$811,000	31/08/2023
3	4/15 Station St BLACKBURN 3130	\$778,000	04/11/2023

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:

24/01/2024 11:19

Ripple Wu

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

24/01/2023 - 23/01/2024: \$830,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/22 Harris St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit



1/34 Marchiori Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$811,000

Method: Private Sale

Date: 31/08/2023

Property Type: Unit



4/15 Station St BLACKBURN 3130 (REI)

Agent Comments

2 2 1

Price: \$778,000

Method: Auction Sale

Date: 04/11/2023

Property Type: Townhouse (Res)

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



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