

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 2/17 Hillside Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Blackburn

Period - From 01/07/2022 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	2/29 Laburnum St BLACKBURN 3130	\$1,172,000	16/09/2023
2	3/11 Vine St BLACKBURN 3130	\$1,019,500	12/08/2023
3	1/10 Laburnum St BLACKBURN 3130	\$988,000	03/08/2023

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: 03/10/2023 11:17



Property Type: Unit

Land Size: 267 sqm approx

Agent Comments

Comparable Properties



2/29 Laburnum St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,172,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



3/11 Vine St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,019,500

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

Land Size: 252 sqm approx



1/10 Laburnum St BLACKBURN 3130 (REI)

Agent Comments



Price: \$988,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: House (Res)

Land Size: 349 sqm approx