Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Hillside Crescent, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$647,500	Pro	operty Type	Unit			Suburb	Blackburn	
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress 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



2/17 Hillside Crescent, Blackburn Vic 3130



Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

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Property Type: Unit Land Size: 267 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending June 2023: \$647,500

Comparable Properties

2/29 Laburnum St BLACKBURN 3130 (REI) 3 2 2 2 Price: \$1,172,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit	Agent Comments
3/11 Vine St BLACKBURN 3130 (REI) 3 2 2 1 Price: \$1,019,500 Method: Auction Sale Date: 12/08/2023 Property Type: Townhouse (Res) Land Size: 252 sqm approx	Agent Comments
1/10 Laburnum St BLACKBURN 3130 (REI) 1 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 <td< td=""><td>Agent Comments</td></td<>	Agent Comments

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



propertydata

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