## 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

22 Harold Street, Blackburn Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,900,000			
Median sale p	rice							
Median price	\$1,528,000	Pro	perty Type House		se		Suburb	Blackburn
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	93 Main St BLACKBURN 3130	\$2,900,000	17/08/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

13/12/2023 07:48









Property Type: House Land Size: 881 sqm approx Agent Comments

Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

**Indicative Selling Price** \$2,700,000 - \$2,900,000 **Median House Price** September quarter 2023: \$1,528,000

# **Comparable Properties**



93 Main St BLACKBURN 3130 (REI/VG) **D** 3



Price: \$2,900,000 Method: Auction Sale Date: 17/08/2023 Property Type: House (Res) Land Size: 925 sqm approx

Agent Comments

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.

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





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