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 Rishon Avenue, Blackburn South Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,447,500	Pro	operty Type	Hou	se		Suburb	Blackburn South
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Granya Ct BLACKBURN SOUTH 3130	\$1,245,000	24/02/2024
2	11 Benwerrin Dr BURWOOD EAST 3151	\$1,182,000	23/03/2024
3	9 Paulette Ct BLACKBURN SOUTH 3130	\$1,050,000	16/03/2024

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:

17/04/2024 09:58



22 Rishon Avenue, Blackburn South Vic 3130







Property Type: House **Land Size:** 626 sqm approx Agent Comments Miranda Bailey 9908 5700 0431 535 009 mirandabailey@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,180,000 Median House Price March quarter 2024: \$1,447,500

Comparable Properties



3 Granya Ct BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,245,000 Method: Private Sale Date: 24/02/2024 Property Type: House Land Size: 830 sqm approx



11 Benwerrin Dr BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,182,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 592 sqm approx



9 Paulette Ct BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,050,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 534 sqm approx

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



propertydata

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