

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,180,000

Median sale price

Median price \$1,447,500 Property Type House Suburb Blackburn South

Period - From 01/01/2024 to 31/03/2024 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 | 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



Property Type: House

Land Size: 626 sqm approx

Agent Comments

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