

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

23 Eustace Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Blackburn

Period - From 01/04/2023 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	3 Dobell St BLACKBURN SOUTH 3130	\$1,530,000	02/09/2023
2	11 Eustace St BLACKBURN 3130	\$1,506,000	24/04/2023
3			

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: 26/09/2023 09:47

23 Eustace Street, Blackburn Vic 3130



Lloyd Lawton
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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2023: \$1,650,000



3 2 5

Rooms: 6

Property Type: House

Land Size: 857 sqm approx

Agent Comments

Comparable Properties



3 Dobell St BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 2 4

Price: \$1,530,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 645 sqm approx



11 Eustace St BLACKBURN 3130 (VG)

Agent Comments

5 - -

Price: \$1,506,000

Method: Sale

Date: 24/04/2023

Property Type: House (Res)

Land Size: 696 sqm approx

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 9810 5000 | F: 03 9819 2511



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