## 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

24 Gerald Street, Blackburn Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,585,500	Pro	operty Type	Hou	se		Suburb	Blackburn
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	10 Gerald St BLACKBURN 3130	\$1,783,000	14/10/2023
2	23 Eustace St BLACKBURN 3130	\$1,600,269	28/11/2023
3	55 Main St BLACKBURN 3130	\$1,522,000	07/10/2023

OR

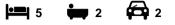
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/02/2024 11:31







Rooms: 8 Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$1,450,000 - \$1,550,000 Median House Price Year ending December 2023: \$1,585,500

# **Comparable Properties**



Price: \$1,783.000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 607 sqm approx

2

- 4

23 Eustace St BLACKBURN 3130 (REI)

10 Gerald St BLACKBURN 3130 (REI/VG)



Price: \$1,600.269 Method: Private Sale Date: 28/11/2023 Property Type: House



Land Size: 870 sqm approx

55 Main St BLACKBURN 3130 (REI/VG)

**6** 4 - 3 2

Agent Comments

Agent Comments

Agent Comments

Price: \$1,522,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 817 sqm approx

#### Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



propertydata

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