

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

28 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	7 Hindon St BLACKBURN 3130	\$1,380,000	10/06/2023
2	10c Elm St BLACKBURN 3130	\$1,300,000	29/07/2023
3	2c Sergeant St BLACKBURN 3130	\$1,256,666	30/06/2023

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:

15/08/2023 14:44



 4  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,650,000

Comparable Properties



7 Hindon St BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,380,000

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Land Size: 211 sqm approx



10c Elm St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



2c Sergeant St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,256,666

Method: Private Sale

Date: 30/06/2023

Property Type: Townhouse (Single)

Land Size: 456 sqm approx

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