

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

29 Rishon Avenue, Blackburn South, VIC 3130

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,355,000 Property type House Suburb Blackburn South

Period - From 02/07/2023 to 01/07/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8 Marama St, Blackburn South Vic	\$1,170,000	11/05/2024
2	4 Hastings Av, Blackburn South Vic	\$1,175,000	02/05/2024
3	36 Thornhill Dr, Forest Hill Vic	\$1,110,800	08/06/2024

This Statement of Information was prepared on: 02/07/2024

