

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

3/11 Vine Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,109,444 Property Type Townhouse Suburb Blackburn

Period - From 28/06/2022 to 27/06/2023 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	582 Middleborough Rd BLACKBURN NORTH 3130	\$999,000	27/05/2023
2	3/4-6 Boyd St BLACKBURN SOUTH 3130	\$988,000	03/06/2023
3	1/12 Hirst St BLACKBURN 3130	\$885,000	26/05/2023

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:

28/06/2023 16:53

3/11 Vine Street, Blackburn Vic 3130

**Jellis
Craig**

Christine Bafas

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Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

28/06/2022 - 27/06/2023: \$1,109,444



 3  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



582 Middleborough Rd BLACKBURN NORTH 3130 (REI) Agent Comments

 3  1  1

Price: \$999,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 586 sqm approx



3/4-6 Boyd St BLACKBURN SOUTH 3130 (REI) Agent Comments

 3  2  2

Price: \$988,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit

Land Size: 346 sqm approx



1/12 Hirst St BLACKBURN 3130 (REI) Agent Comments

 2  1  1

Price: \$885,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)

Land Size: 199 sqm approx

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



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