

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 30 Charlton Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Blackburn North

Period - From 22/01/2023 to 21/01/2024 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	2/5 Linden St BLACKBURN 3130	\$906,000	18/11/2023
2	11 Eliza Ct NUNAWADING 3131	\$885,000	23/11/2023
3	1/53 Laburnum St BLACKBURN 3130	\$878,000	11/11/2023

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:

22/01/2024 03:23



2 2 0

Rooms: 5
Property Type: House (Res)
Land Size: 308.663 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median Unit Price
22/01/2023 - 21/01/2024: \$830,000

Comparable Properties



2/5 Linden St BLACKBURN 3130 (REI)

Agent Comments

2 2 1

Price: \$906,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit



11 Eliza Ct NUNAWADING 3131 (REI)

Agent Comments

2 1 2

Price: \$885,000
Method: Private Sale
Date: 23/11/2023
Property Type: House (Res)
Land Size: 248 sqm approx



1/53 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$878,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

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