

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 Francis Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,508,000

Property Type House

Suburb Blackburn

Period - From 01/01/2023

to 31/03/2023

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	28 Pope Rd BLACKBURN 3130	\$1,922,000	06/05/2023
2	6 Alandale Rd BLACKBURN 3130	\$1,890,000	25/03/2023
3	13 Linden St BLACKBURN 3130	\$1,600,000	18/03/2023

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:

15/05/2023 12:29

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2023: \$1,508,000



4 2 2

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



28 Pope Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 4

Price: \$1,922,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House

Land Size: 609 sqm approx



6 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,890,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 1035 sqm approx



13 Linden St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 708 sqm approx