# 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	31 Gardenia Street, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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#### Median sale price

Median price	\$1,508,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	9 Malcolm St BLACKBURN 3130	\$1,805,000	10/12/2022
2	36 Laburnum St BLACKBURN 3130	\$1,802,000	20/05/2023
3	6 Heath St BLACKBURN 3130	\$1,800,000	18/03/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2023 11:58





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**Indicative Selling Price** \$1,750,000 - \$1,850,000 **Median House Price** March quarter 2023: \$1,508,000



Property Type: House Land Size: 957 sqm approx **Agent Comments** 

# Comparable Properties



9 Malcolm St BLACKBURN 3130 (REI/VG)

**---** 3



Price: \$1,805,000 Method: Auction Sale Date: 10/12/2022 Property Type: House Land Size: 710 sqm approx **Agent Comments** 

36 Laburnum St BLACKBURN 3130 (REI)

**-**3





Price: \$1,802,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 798 sqm approx

Agent Comments



6 Heath St BLACKBURN 3130 (REI/VG)

**---** 3





Price: \$1,800,000 Method: Auction Sale Date: 18/03/2023

Property Type: House (Res) Land Size: 943 sqm approx Agent Comments

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





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