

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

31 Gardenia Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	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 comparable properties 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



Property Type: House

Land Size: 957 sqm approx

Agent Comments

Comparable Properties



9 Malcolm St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,805,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House

Land Size: 710 sqm approx

36 Laburnum St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,802,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 798 sqm approx



6 Heath St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 943 sqm approx

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