

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

35 Slater Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,329,500 Property Type House Suburb Blackburn North

Period - From 01/01/2023 to 31/12/2023 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	8 Lupin St BLACKBURN NORTH 3130	\$1,120,000	09/11/2023
2	4 Handley Ct BLACKBURN NORTH 3130	\$1,105,000	02/09/2023
3	2A Rialton Av BLACKBURN NORTH 3130	\$1,068,000	19/10/2023

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: 13/02/2024 10:36



3
 1
 1

Property Type: House (Previously Occupied - Detached)

Land Size: 662 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2023: \$1,329,500

Comparable Properties



8 Lupin St BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

3
 1
 2

Price: \$1,120,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 584 sqm approx



4 Handley Ct BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

3
 1
 1

Price: \$1,105,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 535 sqm approx



2A Rialton Av BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

4
 1
 1

Price: \$1,068,000

Method: Private Sale

Date: 19/10/2023

Property Type: House (Res)

Land Size: 648 sqm approx

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