

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

4 Derby Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,275,000

&

\$1,375,000

Median sale price

Median price \$1,615,000

Property Type House

Suburb Blackburn

Period - From 01/04/2023

to 31/03/2024

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	18 Dickens St BLACKBURN 3130	\$1,381,000	16/03/2024
2	2 Carey Ct BLACKBURN 3130	\$1,300,000	13/04/2024
3	14 Rosalind Cr BLACKBURN 3130	\$1,278,000	20/03/2024

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:

17/04/2024 12:16



3 1 2

Property Type: Aged, Special & Disability Care (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,275,000 - \$1,375,000

Median House Price

Year ending March 2024: \$1,615,000

Comparable Properties



18 Dickens St BLACKBURN 3130 (REI)

Agent Comments

4 2 1

Price: \$1,381,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 677 sqm approx



2 Carey Ct BLACKBURN 3130 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 735 sqm approx



14 Rosalind Cr BLACKBURN 3130 (REI)

Agent Comments

3 1 1

Price: \$1,278,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 786 sqm approx

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