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 betweer	veen \$1,275,000		&		\$1,375,000				
Median sale price									
Median price	\$1,615,000	Pro	Property Type Hous		se		Suburb	Blackburn	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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









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) 1<	Agent Comments
2 Carey Ct BLACKBURN 3130 (REI) 3 1 1 1 Price: \$1,300,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 735 sqm approx	Agent Comments
14 Rosalind Cr BLACKBURN 3130 (REI) 1 3 1 Price: \$1,278,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 786 sqm approx	Agent Comments

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



propertydata

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