

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

6 Suffolk Street, Blackburn 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 \$1,585,500 Property Type House Suburb Blackburn

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 | 14 Clare St BLACKBURN 3130 | \$1,210,000 | 01/03/2024 |
| 2 | 5 Destoop Ct BLACKBURN NORTH 3130 | \$1,155,000 | 09/02/2024 |
| 3 | 2/17 Hillside Cr BLACKBURN 3130 | \$1,150,000 | 19/12/2023 |

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:

04/04/2024 10:44

6 Suffolk Street, Blackburn Vic 3130

**Jellis
Craig**

Stephen Le Get

9908 5700

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stephenleget@jellisrcraig.com.au

Indicative Selling Price

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

Median House Price

Year ending December 2023: \$1,585,500



 3  2  2

Property Type: House

Land Size: 383 sqm approx

Agent Comments

Comparable Properties



14 Clare St BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,210,000

Method: Private Sale

Date: 01/03/2024

Property Type: House

Land Size: 264 sqm approx



5 Destoop Ct BLACKBURN NORTH 3130 (REI) Agent Comments

 3  2  2

Price: \$1,155,000

Method: Private Sale

Date: 09/02/2024

Property Type: House

Land Size: 269 sqm approx



2/17 Hillside Cr BLACKBURN 3130 (REI/VG) Agent Comments

 3  2  1

Price: \$1,150,000

Method: Sold Before Auction

Date: 19/12/2023

Property Type: Unit

Land Size: 270 sqm approx

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



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