

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

9 ELLISON STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,650

Property type

House

Suburb

Blackburn

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

2/63 BLACKBURN ROAD BLACKBURN VIC 3130	\$900,000	13-May-24
3/7 GLEN EBOR AVENUE BLACKBURN VIC 3130	\$898,000	29-Jan-24
2/9 GLEN EBOR AVENUE BLACKBURN VIC 3130	\$880,000	18-Jan-24

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 6 months.

This Statement of Information was prepared on: 02 July 2024



**2/63 BLACKBURN ROAD
BLACKBURN VIC 3130**

3 1 2

Sold Price ^{RS} **\$900,000** Sold Date **13-May-24**

Distance **1.66km**

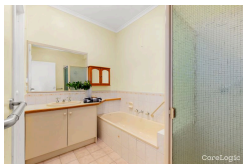


**3/7 GLEN EBOR AVENUE
BLACKBURN VIC 3130**

3 1 2

Sold Price **\$898,000** Sold Date **29-Jan-24**

Distance **1.01km**



**2/9 GLEN EBOR AVENUE
BLACKBURN VIC 3130**

2 1 2

Sold Price **\$880,000** Sold Date **18-Jan-24**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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