

## 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

16 Wolseley Crescent Blackburn VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$2,200,000

&

\$2,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,519,000

Property type

House

Suburb

Blackburn

Period-from

01 Oct 2020

to

30 Sep 2021

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

6 Haydn Street Blackburn VIC 3130	\$2,115,000	26-Jun-21
50 Myrtle Grove Blackburn VIC 3130	\$2,335,000	22-May-21
4 Wellington Avenue Blackburn VIC 3130	\$2,010,000	29-May-21

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: 04 October 2021



**6 Haydn Street Blackburn VIC 3130** Sold Price **\$2,115,000** Sold Date **26-Jun-21**

4 3 3

Distance **0.67km**



**50 Myrtle Grove Blackburn VIC 3130** Sold Price **\$2,335,000** Sold Date **22-May-21**

4 2 2

Distance **1.05km**



**4 Wellington Avenue Blackburn VIC 3130** Sold Price **\$2,010,000** Sold Date **29-May-21**

4 2 2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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