

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

1/15 Rialton Avenue, Blackburn North

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Blackburn North

Period-from

01 Nov 2020

to

31 Oct 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

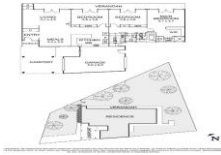
Date of sale

9 Kent Close Blackburn North VIC 3130	\$900,000	22-Jan-21
30 Rialton Avenue Blackburn North VIC 3130	\$960,000	01-May-21
44 Rialton Avenue Blackburn North VIC 3130	\$941,800	08-Jul-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: 17 November 2021



9 Kent Close Blackburn North VIC 3130

3 2 1

Sold Price

\$900,000

Sold Date

22-Jan-21

Distance

0.12km



30 Rialton Avenue Blackburn North VIC 3130

4 2 1

Sold Price

\$960,000

Sold Date

01-May-21

Distance

0.25km



44 Rialton Avenue Blackburn North VIC 3130

4 2 1

Sold Price

\$941,800

Sold Date

08-Jul-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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