

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

36 Rosalind Crescent, Blackburn, VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,523,500

Property Type

House

Suburb

Blackburn

Period - From

17/06/2024

to

16/12/2024

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-------------|--------------|
| 1 45 Jeffery St, Blackburn Vic | \$1,350,000 | 14/12/2024 |
| 2 39 Canterbury Rd, Blackburn Vic | \$1,000,000 | 23/10/2024 |
| 3 21 Cumberland Ct, Forest Hill Vic | \$1,252,000 | 18/10/2024 |

This Statement of Information was prepared on:

17/12/2024