

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

7 Wilton Street, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,237,500

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2024

to

30/09/2024

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	12 Dora Av BLACKBURN 3130	\$1,050,000	12/12/2024
2	62 Hibiscus Rd BLACKBURN NORTH 3130	\$1,270,000	02/12/2024
3	88 Shafer Rd BLACKBURN NORTH 3130	\$1,200,500	30/11/2024

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:

16/12/2024 11:44



 3  1  2

Property Type: House
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
September quarter 2024: \$1,237,500

Comparable Properties



12 Dora Av BLACKBURN 3130 (REI)

Agent Comments

 3  1  -

Price: \$1,050,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 650 sqm approx



62 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,270,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 585 sqm approx



88 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,200,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 627 sqm approx

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