Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	28 Rishon Avenue, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000 & \$990,000	Range between	\$950,000	&	\$990,000
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Median sale price

Median price	\$1,274,250	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/10/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	143 Middleborough Rd BOX HILL SOUTH 3128	\$970,000	04/02/2023
2	131 Burwood Hwy BURWOOD EAST 3151	\$950,000	03/02/2023
3			

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:	24/02/2023 16:50



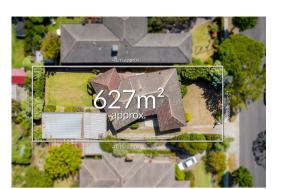
Date of sale

McGrath

Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$950,000 - \$990,000 Median House Price

December quarter 2022: \$1,274,250



1 3 **1 4**

Rooms: 4

Property Type: House (Previously

Occupied - Detached) **Land Size:** 626 sqm approx

Agent Comments

Comparable Properties



143 Middleborough Rd BOX HILL SOUTH 3128 Agent Comments

Agent Comments

(REI)

1 3 **1** 2 **2** 2

Price: \$970,000 **Method:** Auction Sale **Date:** 04/02/2023

Property Type: House (Res) **Land Size:** 603 sqm approx



131 Burwood Hwy BURWOOD EAST 3151

(REI)

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Method: Sold Before Auction

Price: \$950.000

Date: 03/02/2023

Property Type: House (Res) Land Size: 585 sqm approx

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



