

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

28 Rishon Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,274,250 Property 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 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	143 Middleborough Rd BOX HILL SOUTH 3128	\$970,000	04/02/2023
2	131 Burwood Hwy BURWOOD EAST 3151	\$950,000	03/02/2023
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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



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 (REI)



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 Agent Comments (REI)



Price: \$950,000

Method: Sold Before Auction

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.