

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

10 Tara Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,508,000

Property Type House

Suburb Blackburn

Period - From 01/01/2023

to 31/03/2023

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	24 Elmhurst Rd BLACKBURN 3130	\$1,481,000	23/02/2023
2	3 Dwyer St BLACKBURN 3130	\$1,390,000	29/04/2023
3	13 Hone Av BLACKBURN SOUTH 3130	\$1,381,000	18/03/2023

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:

23/05/2023 11:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2023: \$1,508,000

Comparable Properties



24 Elmhurst Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,481,000
Method: Sold Before Auction
Date: 23/02/2023
Property Type: House (Res)
Land Size: 662 sqm approx



3 Dwyer St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,390,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 650 sqm approx



13 Hone Av BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,381,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 622 sqm approx

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