

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

3/50 Elmhurst Road, Blackburn

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Range Between

\$1,150,000

 &

\$1,250,000

Median sale priceMedian price

\$785,000

 Property type

Unit

 Suburb

Blackburn

Period - From

1/10/2023

 to

31/12/2023

 Source

REIV

Comparable property sales

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. 3/3 Laburnum Street, Blackburn	\$ 1,322,500	2/09/2023
2. 2/17 Linden Street, Blackburn	\$ 1,250,000	17/10/2023
3. 2/7 Gardenia Street, Blackburn	\$ 1,300,000	21/10/2023

This Statement of Information was prepared on:

20/03/2024

Comparable properties



\$ 1,322,500

3/3 Laburnum, Street, Blackburn, Victoria

DATE: 2/09/2023

PROPERTY TYPE: UNIT

 3
  2
 2
 sqm



\$ 1,250,000

2/17 Linden Street, Blackburn, Victoria

DATE: 17/10/2023

PROPERTY TYPE: UNIT

 3
  2
 2
 sqm



\$ 1,300,000

2/7 Gardenia Street, Blackburn, Victoria

DATE: 21/10/2023

PROPERTY TYPE: UNIT

 3
  2
 2
 sqm x

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21 days on market



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