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

2/10 Hamilton Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,080,000 Property Type Townhouse Suburb Blackburn

Period - From 14/10/2023 to 13/10/2024 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 10 Chapman St BLACKBURN NORTH 3130	$1,180,000	29/08/2024
2 1/196 Springfield Rd BLACKBURN 3130	$1,190,888	10/02/2024
3 5/468 Middleborough Rd BLACKBURN 3130	$1,162,000	27/01/2024

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: 14/10/2024 11:14

2/10 Hamilton Avenue, Blackburn Vic 3130

🛏 3   🛁 3   🚗 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
14/10/2023 - 13/10/2024: $1,080,000

Comparable Properties

10 Chapman St BLACKBURN NORTH 3130 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,180,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: House (Res)
Land Size: 376 sqm approx

Agent Comments

1/196 Springfield Rd BLACKBURN 3130 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,190,888
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)
Land Size: 287 sqm approx

Agent Comments

5/468 Middleborough Rd BLACKBURN 3130 (REI/VG)

🛏 4   🛁 3   🚗 2

Price: $1,162,000
Method: Auction Sale
Date: 27/01/2024
Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP