

# 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 Rialton Avenue, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,002,500

Property Type

Townhouse

Suburb

Blackburn North

Period - From

01/03/2023

to

29/02/2024

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	3/38 Greendale Rd DONCASTER EAST 3109	\$1,400,000	10/10/2023
2	9a Boronia Gr DONCASTER EAST 3109	\$1,370,000	07/02/2024
3	1c Ashlar Cr BLACKBURN 3130	\$1,333,000	25/11/2023

**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:

01/03/2024 20:39



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

01/03/2023 - 29/02/2024: \$1,002,500

## Comparable Properties



3/38 Greendale Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Private Sale

Date: 10/10/2023

Property Type: Townhouse (Res)

Land Size: 241 sqm approx



9a Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Private Sale

Date: 07/02/2024

Property Type: Townhouse (Single)

Land Size: 414 sqm approx



1c Ashlar Cr BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,333,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)