

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

3/7 GLEN EBOR AVENUE BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$898,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

1/7 DOULTON ROAD BLACKBURN VIC 3130	\$920,000	08-Sep-23
2/5 LINDEN STREET BLACKBURN VIC 3130	\$906,000	18-Nov-23
2/10 ERNEST STREET BLACKBURN VIC 3130	\$897,500	28-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024



1/7 DOULTON ROAD BLACKBURN VIC 3130

Sold Price

\$920,000

Sold Date

08-Sep-23

3

1

1

Distance

1.87km



2/5 LINDEN STREET BLACKBURN VIC 3130

Sold Price

^{RS} **\$906,000**

Sold Date

18-Nov-23

2

2

1

Distance

0.73km



2/10 ERNEST STREET BLACKBURN VIC 3130

Sold Price

\$897,500

Sold Date

28-Sep-23

2

1

1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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