

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

14 Clare Street, 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 \$1,550,000

Property Type House

Suburb Blackburn

Period - From 21/02/2023

to

20/02/2024

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	26 Peter Av BLACKBURN NORTH 3130	\$1,188,000	16/12/2023
2	5 Destoop Ct BLACKBURN NORTH 3130	\$1,155,000	09/02/2024
3	3/33 Elmhurst Rd BLACKBURN 3130	\$1,085,000	18/11/2023

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:

21/02/2024 18:55



3 1 2

Property Type: House (Res)

Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

21/02/2023 - 20/02/2024: \$1,550,000

Comparable Properties



26 Peter Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,188,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 417 sqm approx



5 Destoop Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,155,000

Method: Private Sale

Date: 09/02/2024

Property Type: House

Land Size: 269 sqm approx



3/33 Elmhurst Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,085,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Land Size: 306 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802