

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

9 Ashlar Crescent, Blackburn Vic 3130

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$1,402,500

Property Type

House

Suburb

Blackburn

Period - From

01/10/2019

to

31/12/2019

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	11 Gordon Cr BLACKBURN 3130	\$2,350,000	26/10/2019
2	15 Wolseley Cr BLACKBURN 3130	\$2,192,000	24/11/2019
3			

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:

03/03/2020 14:19



 4  3  2

Property Type: House
Land Size: 734 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000
Median House Price
December quarter 2019: \$1,402,500

Comparable Properties



11 Gordon Cr BLACKBURN 3130 (REI)

Agent Comments

 5  3  3

Price: \$2,350,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 991 sqm approx



15 Wolseley Cr BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,192,000
Method: Auction Sale
Date: 24/11/2019
Rooms: 8
Property Type: House (Res)
Land Size: 944 sqm approx

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.