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

1/12 Hamilton Avenue, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale pi	rice							
Median price	\$920,500	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	20 John St BLACKBURN 3130	\$798,888	26/03/2022
2	2/23 Ashley St BOX HILL NORTH 3129	\$780,000	28/04/2022
3	2/4 Hindon St BLACKBURN 3130	\$751,000	14/05/2022

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:

20/06/2022 16:21









Rooms: 4 Property Type: Unit Land Size: 379 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending March 2022: \$920,500

Comparable Properties



Price: \$798,888 Method: Auction Sale Date: 26/03/2022 Property Type: Unit Land Size: 204 sqm approx Agent Comments

Agent Comments

Agent Comments



(REI/VG) Price: \$780.000



Price: \$780,000 Method: Private Sale Date: 28/04/2022 Property Type: Unit

2/4 Hindon St BLACKBURN 3130 (REI)

2/23 Ashley St BOX HILL NORTH 3129



Price: \$751,000 Method: Auction Sale Date: 14/05/2022 Property Type: Unit Land Size: 110 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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