

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 consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$920,500

Property Type

Unit

Suburb

Blackburn

Period - From

01/04/2021

to

31/03/2022

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	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



2 1 1

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



20 John St BLACKBURN 3130 (REI)

Agent Comments

2 1 1

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



2/23 Ashley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 1

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



2/4 Hindon St BLACKBURN 3130 (REI)

Agent Comments

2 1 1

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