

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

2/6 Wilton Street, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$1,044,500

Property Type

Unit

Suburb

Blackburn North

Period - From

01/04/2024

to

30/06/2024

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 | 5/70 Blackburn Rd BLACKBURN 3130 | \$1,050,000 | 18/07/2024 |
| 2 | 4/7-9 Middlefield Dr BLACKBURN NORTH 3130 | \$1,004,000 | 22/06/2024 |
| 3 | 2/42 Beverley St DONCASTER EAST 3109 | \$1,005,000 | 15/06/2024 |

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:

07/09/2024 11:36



3 2 2

Property Type: Townhouse
Land Size: 256 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000
Median Unit Price
June quarter 2024: \$1,044,500

Comparable Properties



5/70 Blackburn Rd BLACKBURN 3130 (REI) Agent Comments

3 2 1

Price: \$1,050,000
Method: Private Sale
Date: 18/07/2024
Property Type: Unit



4/7-9 Middlefield Dr BLACKBURN NORTH 3130 (REI) Agent Comments

3 2 2

Price: \$1,004,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit



2/42 Beverley St DONCASTER EAST 3109 (REI) Agent Comments

3 1 2

Price: \$1,005,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit