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	10 Charlton Street, Blackburn North Vic 3130

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,500,000 Property Type House Suburb Blackburn North

Period - From 01/01/2023 to 31/03/2023 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	13 Sheila St BLACKBURN NORTH 3130	$1,131,000	13/05/2023
2	90 Katrina St BLACKBURN NORTH 3130	$1,120,000	06/04/2023
3	6 Selwyn St BLACKBURN 3130	$1,085,000	06/05/2023

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: 24/05/2023 09:28

10 Charlton Street, Blackburn North Vic 3130

Samantha Pascoe
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3 1 1

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
March quarter 2023: $1,500,000

Comparable Properties



13 Sheila St BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,131,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



90 Katrina St BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 06/04/2023
Property Type: House
Land Size: 586 sqm approx

Agent Comments



6 Selwyn St BLACKBURN 3130 (REI)

3 2 1

Price: $1,085,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments

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