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	42 Glen Ebor Avenue, Blackburn Vic 3130

Indicative selling price

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

Single price $1,225,000

Median sale price

Median price $1,488,000 Property Type House Suburb Blackburn

Period - From 14/07/2022 to 13/07/2023 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	25 Halley St BLACKBURN 3130	$1,250,000	26/05/2023
2	2/174 Springfield Rd BLACKBURN 3130	$1,250,000	07/06/2023
3	26 Jeffery St BLACKBURN 3130	$1,275,000	18/01/2023

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: 14/07/2023 10:59

42 Glen Ebor Avenue, Blackburn Vic 3130



4 2 2

Property Type: House
Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price
$1,225,000
Median House Price
14/07/2022 - 13/07/2023: $1,488,000

Comparable Properties



25 Halley St BLACKBURN 3130 (REI)

3 1 -

Price: $1,250,000
Method: Sold Before Auction
Date: 26/05/2023
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments



2/174 Springfield Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 07/06/2023
Property Type: House
Land Size: 500 sqm approx

Agent Comments



26 Jeffery St BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,275,000
Method: Sold Before Auction
Date: 18/01/2023
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

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

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