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	1c Ashlar Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $1,525,000 Property Type House Suburb Blackburn

Period - From 24/11/2022 to 23/11/2023 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	69 Morrie Cr BLACKBURN NORTH 3130	$1,270,000	20/11/2023
2	2/75 Esdale St NUNAWADING 3131	$1,240,000	18/10/2023
3	18 Hibiscus Rd BLACKBURN NORTH 3130	$1,228,000	18/11/2023

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: 24/11/2023 12:27

1c Ashlar Crescent, Blackburn Vic 3130



4 2 2

Rooms: 2
Property Type: House
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
24/11/2022 - 23/11/2023: $1,525,000

Comparable Properties



69 Morrie Cr BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,270,000
Method: Sold Before Auction
Date: 20/11/2023
Property Type: House
Land Size: 588 sqm approx

Agent Comments



2/75 Esdale St NUNAWADING 3131 (REI)

4 2 2

Price: $1,240,000
Method: Sold Before Auction
Date: 18/10/2023
Property Type: Townhouse (Res)

Agent Comments



18 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,228,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

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

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