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	30 Charlton Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,243,600 Property Type House Suburb Blackburn North

Period - From 01/10/2023 to 31/12/2023 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	9 Kalka St BLACKBURN 3130	$975,000	09/12/2023
2	3/12 Baldwin Rd BLACKBURN 3130	$910,000	02/12/2023
3	2/9 Glen Ebor Av BLACKBURN 3130	$880,000	18/01/2024

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: 13/02/2024 10:25

30 Charlton Street, Blackburn North Vic 3130



2 2 1

Property Type: House
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
December quarter 2023: $1,243,600

Comparable Properties



9 Kalka St BLACKBURN 3130 (REI)

2 1 1

Price: $975,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 288 sqm approx

Agent Comments



3/12 Baldwin Rd BLACKBURN 3130 (REI)

2 1 1

Price: $910,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Unit

Agent Comments



2/9 Glen Ebor Av BLACKBURN 3130 (REI)

2 1 2

Price: $880,000
Method: Private Sale
Date: 18/01/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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