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	1/10 Esdale Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $749,975 Property Type Unit Suburb Blackburn

Period - From 01/07/2023 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	1/23 Rialton Av BLACKBURN NORTH 3130	$1,101,000	07/09/2024
2	5/4 Downing St BLACKBURN 3130	$1,072,000	07/09/2024
3	17a Beverley Cr BLACKBURN 3130	$1,210,000	15/08/2024

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: 14/09/2024 16:00

1/10 Esdale Street, Blackburn Vic 3130

Miranda Bailey
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3 2 1

Property Type: House
Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending June 2024: $749,975

Comparable Properties



1/23 Rialton Av BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,101,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 373 sqm approx

Agent Comments



5/4 Downing St BLACKBURN 3130 (REI)

3 2 2

Price: $1,072,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit
Land Size: 266 sqm approx

Agent Comments



17a Beverley Cr BLACKBURN 3130 (REI)

3 2 1

Price: $1,210,000
Method: Private Sale
Date: 15/08/2024
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments

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