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	12 Crimson Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,319,000 Property Type House Suburb Blackburn South

Period - From 01/07/2024 to 30/09/2024 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	121 Eley Rd BLACKBURN SOUTH 3130	$1,100,000	21/10/2024
2	191 Blackburn Rd BLACKBURN SOUTH 3130	$1,145,000	10/08/2024
3	22 Aberdeen Rd BLACKBURN SOUTH 3130	$1,240,000	03/08/2024

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: 23/10/2024 12:25

12 Crimson Avenue, Blackburn South Vic 3130

Christine Bafas
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christinebafas@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 564 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2024: $1,319,000

Comparable Properties



121 Eley Rd BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 595 sqm approx

Agent Comments



191 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

4 2 4

Price: $1,145,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 546 sqm approx

Agent Comments



22 Aberdeen Rd BLACKBURN SOUTH 3130 (REI)

4 1 4

Price: $1,240,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments

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