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	6 Erli Court, Blackburn Vic 3130

Indicative selling price

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

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

Median sale price

Median price $1,523,500 Property Type House Suburb Blackburn

Period - From 01/10/2023 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	35 Douglas St BLACKBURN NORTH 3130	$1,068,000	13/07/2024
2	9 Kent Cl BLACKBURN NORTH 3130	$1,100,000	15/06/2024
3	1 Ventura St BLACKBURN NORTH 3130	$1,081,000	11/05/2024

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: 29/10/2024 18:34

6 Erli Court, Blackburn Vic 3130

Grant Lynch
9908 5700
0408110 011
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3 1 1

Property Type: House
Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2024: $1,523,500

Comparable Properties



35 Douglas St BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,068,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments



9 Kent Cl BLACKBURN NORTH 3130 (REI/VG)

- - -

Price: $1,100,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Land (Res)
Land Size: 704 sqm approx

Agent Comments



1 Ventura St BLACKBURN NORTH 3130 (REI/VG)

3 1 1

Price: $1,081,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

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