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	10 Ronley Street, Blackburn Vic 3130

Indicative selling price

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

Single price $1,649,000

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	1 Francis St BLACKBURN 3130	$1,655,000	19/10/2024
2	8 Heath St BLACKBURN 3130	$1,580,000	15/10/2024
3			

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: 28/10/2024 09:55

10 Ronley Street, Blackburn Vic 3130

Daniel Bullen
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3 2 2

Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price
$1,649,000
Median House Price
Year ending September 2024: $1,523,500

Comparable Properties



1 Francis St BLACKBURN 3130 (REI)

3 2 2

Price: $1,655,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



8 Heath St BLACKBURN 3130 (REI)

3 1 2

Price: $1,580,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 870 sqm approx

Agent Comments

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.

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