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	2/6 Wilton Street, Blackburn North Vic 3130

Indicative selling price

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

Single price $1,000,000

Median sale price

Median price $1,044,500 Property Type Unit Suburb Blackburn North

Period - From 01/04/2024 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	5/70 Blackburn Rd BLACKBURN 3130	$1,050,000	18/07/2024
2	4/7-9 Middlefield Dr BLACKBURN NORTH 3130	$1,004,000	22/06/2024
3	2/42 Beverley St DONCASTER EAST 3109	$1,005,000	15/06/2024

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: 07/09/2024 11:36

2/6 Wilton Street, Blackburn North Vic 3130



3 2 2

Property Type: Townhouse
Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000
Median Unit Price
June quarter 2024: $1,044,500

Comparable Properties



5/70 Blackburn Rd BLACKBURN 3130 (REI)

3 2 1

Price: $1,050,000
Method: Private Sale
Date: 18/07/2024
Property Type: Unit

Agent Comments



4/7-9 Middlefield Dr BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,004,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Agent Comments



2/42 Beverley St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,005,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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