

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

39 RIALTON AVENUE BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,331,000

Property type

House

Suburb

Blackburn North

Period-from

10 Feb 2024

to

10 Aug 2024

Source

Corelogic

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 6 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

11 HIBISCUS ROAD BLACKBURN NORTH VIC 3130	\$1,390,000	25-May-24
53 THEA GROVE DONCASTER EAST VIC 3109	\$1,300,000	13-Feb-24

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 6 months.

This Statement of Information was prepared on: 10 August 2024

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**11 HIBISCUS ROAD BLACKBURN
NORTH VIC 3130**

 4  2  2

Sold Price ^{RS} **\$1,390,000** Sold Date **25-May-24**

Distance **1.44km**



**53 THEA GROVE DONCASTER
EAST VIC 3109**

 4  2  1

Sold Price **\$1,300,000** Sold Date **13-Feb-24**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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