

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

G10/1-5 NEIL COURT BLACKBURN SOUTH 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

\$388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Blackburn South

Period-from

01 Jan 2024

to

31 Dec 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

401/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$420,000	13-Dec-24
501/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$415,000	25-Oct-24
106/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$419,000	23-Oct-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: 21 January 2025

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**401/9 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **13-Dec-24**

1 1 -

Distance **0.39km**



**501/9 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price **\$415,000** Sold Date **25-Oct-24**

1 1 1

Distance **0.39km**



**106/260 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price **\$419,000** Sold Date **23-Oct-24**

1 1 -

Distance **1.55km**

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

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