

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

24 Hunter Drive, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$730,000

&

\$803,000

Median sale price

Median price

\$866,500

Property Type

Unit

Suburb

Blackburn South

Period - From

01/04/2020

to

31/03/2021

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	5/86 Main St BLACKBURN 3130	\$740,000	06/02/2021
2	22 Enfield PI FOREST HILL 3131	\$765,000	18/02/2021
3	1/282 Middleborough Rd BLACKBURN SOUTH 3130	\$818,000	09/04/2021

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:

19/04/2021 14:11



 2  1  1

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$730,000 - \$803,000

Median Unit Price

Year ending March 2021: \$866,500

Comparable Properties



5/86 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$740,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Unit

22 Enfield PI FOREST HILL 3131 (VG)

Agent Comments

 2  -  -

Price: \$765,000

Method: Sale

Date: 18/02/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling



1/282 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$818,000

Method: Sold Before Auction

Date: 09/04/2021

Property Type: Townhouse (Res)