

## 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 LARCH STREET BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

\$1,428,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Blackburn

Period-from

01 Sep 2021

to

31 Aug 2022

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

10 FRANCIS STREET BLACKBURN VIC 3130	\$1,400,000	02-Apr-22
34 HIBISCUS ROAD BLACKBURN NORTH VIC 3130	\$1,410,000	12-Mar-22
1 FLORENCE STREET BLACKBURN VIC 3130	\$1,500,000	04-Jun-22

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: 05 September 2022



## 10 FRANCIS STREET BLACKBURN VIC 3130

3 2 2

Sold Price

**\$1,400,000**

Sold Date

**02-Apr-22**

Distance

**0.28km**



## 34 HIBISCUS ROAD BLACKBURN NORTH VIC 3130

3 1 2

Sold Price

**\$1,410,000**

Sold Date

**12-Mar-22**

Distance

**1.44km**



## 1 FLORENCE STREET BLACKBURN VIC 3130

4 2 1

Sold Price

<sup>RS</sup> **\$1,500,000**

Sold Date

**04-Jun-22**

Distance

**1.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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