

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

1 Francis Street, Blackburn, VIC 3130

Indicative selling price

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

Single price

or range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$ 1,580,000

Property type

House

Suburb

Blackburn

Period - From

11/04/2024

to

10/10/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	81 Esdale St, Nunawading Vic	\$1,365,000	26/08/2024
2	39 Kerr St, Blackburn Vic	\$1,369,000	11/05/2024
3	22 Goodwin St, Blackburn Vic	\$1,375,000	04/05/2024

This Statement of Information was prepared on:

11/10/2024