

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

1/19 DEVON DRIVE 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

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

Unit

Suburb

Blackburn North

Period-from

01 Nov 2023

to

31 Oct 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

1/18 ELLISON STREET BLACKBURN VIC 3130	\$1,232,000	24-May-24
3/13 KINKORA ROAD BLACKBURN VIC 3130	\$1,175,000	13-Sep-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: 04 November 2024



**1/18 ELLISON STREET BLACKBURN
VIC 3130**

Sold Price

\$1,232,000

Sold Date

24-May-24



4



2



1

Distance

0.81km



**3/13 KINKORA ROAD BLACKBURN
VIC 3130**

Sold Price

\$1,175,000

Sold Date

13-Sep-24



4



2



2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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