

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

303/4 STATION STREET BLACKBURN 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2022

to

31 Jan 2023

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

203/3 THIELE COURT BLACKBURN VIC 3130	\$415,000	04-Oct-22
21/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128	\$370,000	08-Sep-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: 25 February 2023



203/3 THIELE COURT BLACKBURN VIC 3130

Sold Price

\$415,000 Sold Date **04-Oct-22**

 1  1  1

Distance **0.87km**



21/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$370,000 Sold Date **08-Sep-22**

 1  1  1

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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