

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

25 INDRA ROAD BLACKBURN SOUTH 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

Other

Suburb

Blackburn South

Period-from

01 Nov 2021

to

31 Oct 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

33 SWAN STREET BLACKBURN SOUTH VIC 3130	\$1,238,888	27-Aug-22
41 JENNER STREET BLACKBURN SOUTH VIC 3130	\$1,120,000	13-Aug-22
92 ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,250,000	09-Jul-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: 11 November 2022



**33 SWAN STREET BLACKBURN
SOUTH VIC 3130**

4 2 1

Sold Price

^{RS}

\$1,238,888

Sold Date

27-Aug-22

Distance

0.24km



**41 JENNER STREET BLACKBURN
SOUTH VIC 3130**

3 2 1

Sold Price

\$1,120,000

Sold Date

13-Aug-22

Distance

0.57km



**92 ORCHARD GROVE BLACKBURN
SOUTH VIC 3130**

3 1 1

Sold Price

\$1,250,000

Sold Date

09-Jul-22

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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