

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

1/22 HARRIS STREET 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

Unit

Suburb

Blackburn North

Period-from

01 Oct 2023

to

30 Sep 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

2A CLOSTER AVENUE NUNAWADING VIC 3131

\$910,000

04-Oct-24

1/54 LUCKIE STREET NUNAWADING VIC 3131

\$825,000

07-Sep-24

5/4 BOWEN ROAD DONCASTER EAST VIC 3109

\$880,000

04-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: 14 October 2024



2A CLOSTER AVENUE NUNAWADING VIC 3131

3 1 2

Sold Price

^{RS} **\$910,000** Sold Date **04-Oct-24**

Distance **1.76km**



1/54 LUCKIE STREET NUNAWADING VIC 3131

2 1 1

Sold Price

^{RS} **\$825,000** Sold Date **07-Sep-24**

Distance **1.63km**



5/4 BOWEN ROAD DONCASTER EAST VIC 3109

3 1 2

Sold Price

^{RS} **\$880,000** Sold Date **04-Sep-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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