

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

240 BLACKBURN 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

\$1,088,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,347,500

Property type

House

Suburb

Blackburn South

Period-from

01 Mar 2023

to

29 Feb 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

230 BLACKBURN ROAD BLACKBURN SOUTH VIC 3130	\$1,070,000	15-Nov-23
6 JOAN CRESCENT BURWOOD EAST VIC 3151	\$1,080,000	28-Oct-23
81 ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,050,000	07-Oct-23

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: 16 March 2024



**230 BLACKBURN ROAD
BLACKBURN SOUTH VIC 3130**

 3  2  2

Sold Price **\$1,070,000** Sold Date **15-Nov-23**

Distance **0.11km**



**6 JOAN CRESCENT BURWOOD
EAST VIC 3151**

 3  1  2

Sold Price **\$1,080,000** Sold Date **28-Oct-23**

Distance **0.57km**



**81 ORCHARD GROVE BLACKBURN
SOUTH VIC 3130**

 3  1  2

Sold Price **\$1,050,000** Sold Date **07-Oct-23**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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