

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

24 SOUTHEY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,308,250

Property type

Other

Suburb

Blackburn North

Period-from

01 Dec 2021

to

30 Nov 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

3/1-3 SHAFER ROAD BLACKBURN NORTH VIC 3130	\$1,075,000	18-Sep-22
1/7 MAIN STREET BLACKBURN VIC 3130	\$1,110,000	08-Sep-22
1/8 GLEN EBOR AVENUE BLACKBURN VIC 3130	\$1,175,000	15-Oct-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: 3 January 2023



3/1-3 SHAFER ROAD BLACKBURN NORTH VIC 3130

3 2 2

Sold Price

\$1,075,000

Sold Date

18-Sep-22

Distance

1.21km



1/7 MAIN STREET BLACKBURN VIC 3130

3 2 2

Sold Price

\$1,110,000

Sold Date

08-Sep-22

Distance

1.27km



1/8 GLEN EBOR AVENUE BLACKBURN VIC 3130

3 2 2

Sold Price

^{RS} **\$1,175,000**

Sold Date

15-Oct-22

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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