

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 HORKINGS STREET 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

or range
between

\$1,450,000

&

\$15,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,327,000

Property type

House

Suburb

Blackburn South

Period-from

01 Jan 2023

to

31 Dec 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

18 HIGHFIELD AVENUE BLACKBURN SOUTH VIC 3130	\$1,466,000	11-Feb-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: 30 January 2024

**18 HIGHFIELD AVENUE
BLACKBURN SOUTH VIC 3130** 5  5  2Sold Price **\$1,466,000** Sold Date **11-Feb-23**Distance **0.7km****RS** = Recent sale**UN** = Undisclosed Sale

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