

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

14 Harold Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,585,000

Property Type House

Suburb Blackburn

Period - From 01/07/2022

to

30/09/2022

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

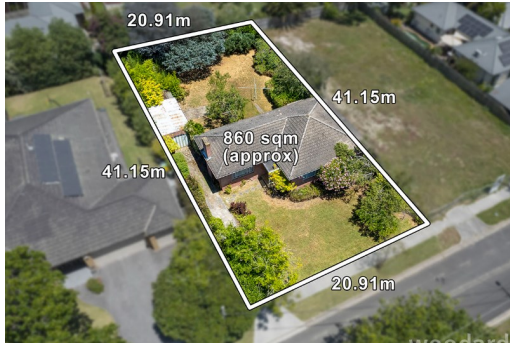
	Address of comparable property	Price	Date of sale
1	9 Broomhill Av BLACKBURN 3130	\$1,620,000	05/11/2022
2	12 Harold St BLACKBURN 3130	\$1,615,000	05/12/2022
3			

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 six months.~~

This Statement of Information was prepared on:

12/01/2023 09:44



Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
 \$1,480,000 - \$1,580,000
Median House Price
 September quarter 2022: \$1,585,000

Comparable Properties



9 Broomhill Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,620,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 891 sqm approx



12 Harold St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,615,000
Method: Private Sale
Date: 05/12/2022
Property Type: House
Land Size: 852 sqm approx

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 six months.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111