

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

62 Hibiscus Road 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,187,500

Property type

House

Suburb

Blackburn North

Period-from

01 Oct 2020

to

30 Sep 2021

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

30 Shafer Road Blackburn North VIC 3130	\$1,008,888	06-Nov-20
30 Simon Street Blackburn North VIC 3130	\$990,000	02-Feb-21
42 Slater Avenue Blackburn North VIC 3130	\$1,025,000	02-Mar-21

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.~~

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**30 Shafer Road Blackburn North
VIC 3130**

3 1 1

Sold Price

\$1,008,888

Sold Date **06-Nov-20**

Distance

0.44km



**30 Simon Street Blackburn North
VIC 3130**

3 1 1

Sold Price

\$990,000

Sold Date **02-Feb-21**

Distance

0.87km



**42 Slater Avenue Blackburn North
VIC 3130**

3 1 1

Sold Price

\$1,025,000

Sold Date **02-Mar-21**

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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