

## 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

48 LAWRENCE STREET BLACKBURN SOUTH VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$910,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Apr 2023

to

31 Mar 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

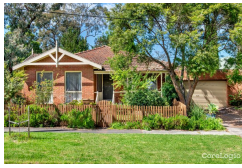
Date of sale

78 MAIN STREET BLACKBURN VIC 3130	\$995,000	27-Feb-24
3/33 ELMHURST ROAD BLACKBURN VIC 3130	\$1,085,000	18-Nov-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: 02 April 2024



**78 MAIN STREET BLACKBURN VIC 3130**

Sold Price

<sup>RS</sup>

**\$995,000**

Sold Date

**27-Feb-24**

 2

 1

 2

Distance

**0.75km**



**3/33 ELMHURST ROAD  
BLACKBURN VIC 3130**

Sold Price

**\$1,085,000**

Sold Date

**18-Nov-23**

 3

 2

 2

Distance

**2.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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