

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 Hearty Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$1,447,500

Property Type

House

Suburb

Blackburn South

Period - From

01/01/2024

to

31/03/2024

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	23 Campbell Pde BOX HILL SOUTH 3128	\$1,620,000	02/12/2023
2			
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:

03/05/2024 15:30

1 Hearty Street, Blackburn South Vic 3130

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
March quarter 2024: \$1,447,500

Comparable Properties



23 Campbell Pde BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,620,000
Method: Sold Before Auction
Date: 02/12/2023
Property Type: House (Res)
Land Size: 603 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 - Heavyside



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