

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

G10/1-5 NEIL COURT 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

\$368,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Blackburn South

Period-from

01 Jan 2024

to

31 Dec 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

204/1 QUEEN STREET BLACKBURN VIC 3130	\$370,000	26-Oct-24
102/21 QUEEN STREET BLACKBURN VIC 3130	\$385,000	12-Oct-24
55-65 RAILWAY ROAD BLACKBURN VIC 3130	\$370,000	29-Aug-24

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: 31 January 2025



204/1 QUEEN STREET BLACKBURN Sold Price **\$370,000** Sold Date **26-Oct-24**
VIC 3130

1 1 -

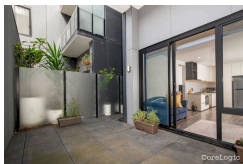
Distance **3.48km**



102/21 QUEEN STREET Sold Price **\$385,000** Sold Date **12-Oct-24**
BLACKBURN VIC 3130

1 1 1

Distance **3.36km**



55-65 RAILWAY ROAD Sold Price ^{RS} **\$370,000** Sold Date **29-Aug-24**
BLACKBURN VIC 3130

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Distance **3.38km**

RS = Recent sale **UN** = Undisclosed Sale

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