

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

46 Hibiscus Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Blackburn North

Period - From

01/01/2022

to

31/03/2022

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.

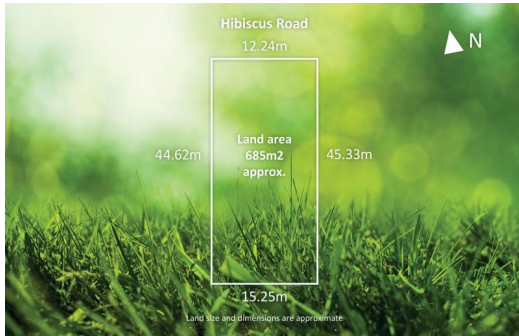
	Address of comparable property	Price	Date of sale
1	72 Whitehorse Rd BLACKBURN 3130	\$1,251,000	21/02/2022
2	100 Surrey Rd BLACKBURN NORTH 3130	\$1,200,000	28/02/2022
3	12 Majtlis St BLACKBURN NORTH 3130	\$1,196,000	26/03/2022

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:

21/06/2022 12:54



Property Type: House

Land Size: 685 sqm approx

Agent Comments

Comparable Properties



72 Whitehorse Rd BLACKBURN 3130 (VG)

Agent Comments



Price: \$1,251,000

Method: Sale

Date: 21/02/2022

Property Type: House (Res)

Land Size: 532 sqm approx

100 Surrey Rd BLACKBURN NORTH 3130 (VG) **Agent Comments**



Price: \$1,200,000

Method: Sale

Date: 28/02/2022

Property Type: House (Res)

Land Size: 613 sqm approx



12 Majtli St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,196,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 584 sqm approx