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

10 GOODWIN STREET BLACKBURN 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 rang betwee	-	\$1,350,000	&	\$1,450,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,561,000	Prop	erty type	House		Suburb	Blackburn				
Period-from	01 Oct 2023	to	30 Sep 2	2024	Source		Corelogic				

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
22 GOODWIN STREET BLACKBURN VIC 3130	\$1,375,000	04-May-24	
21 LARCH STREET BLACKBURN VIC 3130	\$1,450,000	20-Jun-24	
6 MUSK STREET BLACKBURN VIC 3130	\$1,425,000	24-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: 14 October 2024



consumer.vic.gov.au



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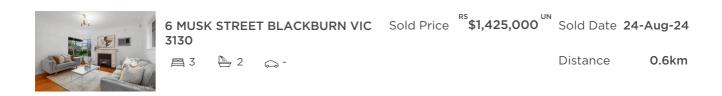


22 GOODWIN STREET BLACKBURN Sold Price VIC 3130 ☐ 3 ⓑ 2 ⇔ 2			\$1,375,000	Sold Date	04-May-24		
昌 3	2 🚔	a 2				Distance	0.11km



 21 LARCH STREET BLACKBURN
 Sold Price
 Sold Price
 Sold Date
 20-Jun-24

 VIC 3130
 Image: Sold Price
 Sold Price
 Distance
 0.46km



RS = Recent sale UN = Undisclosed Sale

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