

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

38 BLACKBURN ROAD 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 range
between

\$1,575,000

&

\$1,725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,562,000

Property type

House

Suburb

Blackburn

Period-from

01 Sep 2023

to

31 Aug 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

55 MAIN STREET BLACKBURN VIC 3130

\$1,522,000

07-Oct-23

31 GARDENIA STREET BLACKBURN VIC 3130

\$1,880,000

02-Sep-23

34 LAKE ROAD BLACKBURN VIC 3130

\$1,650,000

20-Apr-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: 25 September 2024



55 MAIN STREET BLACKBURN VIC 3130

Sold Price

\$1,522,000

Sold Date

07-Oct-23

 3

 2

 4

Distance

0.35km



31 GARDENIA STREET BLACKBURN VIC 3130

Sold Price

\$1,880,000

Sold Date

02-Sep-23

 4

 1

 3

Distance

0.1km



34 LAKE ROAD BLACKBURN VIC 3130

Sold Price

\$1,650,000

Sold Date

20-Apr-24

 -

 -

 2

Distance

0.78km



38 THE AVENUE BLACKBURN VIC 3130

Sold Price

\$1,910,000

Sold Date

04-May-24

 3

 1

 2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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