

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 FAIRLANE COURT BLACKBURN NORTH 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,308,250

Property type

House

Suburb

Blackburn North

Period-from

01 Dec 2021

to

30 Nov 2022

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

3 SHEILA STREET BLACKBURN NORTH VIC 3130	\$1,090,000	19-Nov-22
70 SHAFER ROAD BLACKBURN NORTH VIC 3130	\$1,195,000	25-Nov-22
25 RAYMOND STREET BLACKBURN NORTH VIC 3130	\$1,200,000	17-Nov-22

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: 13 December 2022



3 SHEILA STREET BLACKBURN NORTH VIC 3130

5 2 1

Sold Price ^{RS} \$1,090,000 Sold Date 19-Nov-22

Distance 0.96km



70 SHAFER ROAD BLACKBURN NORTH VIC 3130

4 2 2

Sold Price ^{RS} \$1,195,000 Sold Date 25-Nov-22

Distance 1.88km



25 RAYMOND STREET BLACKBURN NORTH VIC 3130

3 1 2

Sold Price ^{RS} \$1,200,000 Sold Date 17-Nov-22

Distance 1.08km

RS = Recent sale

UN = Undisclosed Sale

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