

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

4 OHARA 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

\$1,265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,490,500

Property type

House

Suburb

Blackburn

Period-from

01 Jun 2022

to

31 May 2023

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

29 PRIMULA STREET BLACKBURN NORTH VIC 3130	\$1,331,000	06-May-23
497 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$1,310,000	18-Mar-23
35 PACKHAM STREET BOX HILL NORTH VIC 3129	\$1,280,000	06-May-23

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: 23 June 2023



**29 PRIMULA STREET BLACKBURN
NORTH VIC 3130**

Sold Price

\$1,331,000

Sold Date

06-May-23

3 1 -

Distance

1.37km



**497 MIDDLEBOROUGH ROAD BOX
HILL NORTH VIC 3129**

Sold Price

\$1,310,000

Sold Date

18-Mar-23

3 1 6

Distance

0.82km



**35 PACKHAM STREET BOX HILL
NORTH VIC 3129**

Sold Price

^{RS} **\$1,280,000**

Sold Date

06-May-23

3 1 2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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