

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

2/10 HIRST 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 range
between

\$1,600,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,950

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2023

to

30 Nov 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

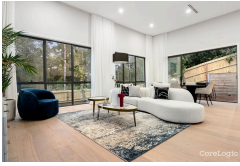
Date of sale

3/60 MAIN STREET BLACKBURN VIC 3130	\$1,758,000	09-Nov-24
2/7 HALSEY STREET BOX HILL SOUTH VIC 3128	\$1,518,000	26-Oct-24
7 MAHOGANY AVENUE BURWOOD EAST VIC 3151	\$1,500,000	21-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: 11 December 2024



**3/60 MAIN STREET BLACKBURN
VIC 3130**

Sold Price

^{RS}

\$1,758,000

Sold Date **09-Nov-24**

 4  2  2

Distance **1.04km**



**2/7 HALSEY STREET BOX HILL
SOUTH VIC 3128**

Sold Price

^{RS}

\$1,518,000

Sold Date **26-Oct-24**

 4  3  2

Distance **0.8km**



**7 MAHOGANY AVENUE BURWOOD
EAST VIC 3151**

Sold Price

\$1,500,000

Sold Date **21-Aug-24**

 4  2  2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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