

## 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

1/14 GARDENIA STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2023

to

29 Feb 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

2/7 GARDENIA STREET BLACKBURN VIC 3130	\$1,300,000	21-Oct-23
2/17 LINDEN STREET BLACKBURN VIC 3130	\$1,250,000	17-Oct-23
1/9 GAME STREET BLACKBURN VIC 3130	\$1,280,000	07-Mar-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: 22 March 2024



## 2/7 GARDENIA STREET BLACKBURN VIC 3130

3 2 2

Sold Price **\$1,300,000** Sold Date **21-Oct-23**

Distance **0.07km**



## 2/17 LINDEN STREET BLACKBURN VIC 3130

3 2 2

Sold Price **\$1,250,000** Sold Date **17-Oct-23**

Distance **1.16km**



## 1/9 GAME STREET BLACKBURN VIC 3130

3 2 2

Sold Price <sup>RS</sup> **\$1,280,000** Sold Date **07-Mar-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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