

## 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

18 SHAFER ROAD BLACKBURN NORTH 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,228,000

Property type

House

Suburb

Blackburn North

Period-from

01 Nov 2022

to

31 Oct 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 8 LUPIN STREET BLACKBURN NORTH VIC 3130  | \$1,120,000 | 09-Nov-23 |
| 4 HANDLEY COURT BLACKBURN NORTH VIC 3130 | \$1,105,000 | 02-Sep-23 |
| 112 SURREY ROAD BLACKBURN NORTH VIC 3130 | \$1,110,000 | 04-Jun-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: 24 November 2023



**8 LUPIN STREET BLACKBURN  
NORTH VIC 3130**

 3  1  2

Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **09-Nov-23**

Distance **0.85km**



**4 HANDLEY COURT BLACKBURN  
NORTH VIC 3130**

 3  1  2

Sold Price **\$1,105,000** Sold Date **02-Sep-23**

Distance **1.7km**



**112 SURREY ROAD BLACKBURN  
NORTH VIC 3130**

 3  2  4

Sold Price <sup>RS</sup> **\$1,110,000** <sup>UN</sup> Sold Date **04-Jun-23**

Distance **1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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