

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 Highfield Avenue, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,274,250

Property Type House

Suburb Blackburn South

Period - From 01/10/2022

to

31/12/2022

Source REIV

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 six 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
1	7 Charlotte St BLACKBURN SOUTH 3130	\$1,200,000	15/10/2022
2	2 Brazeel St BLACKBURN SOUTH 3130	\$1,065,000	03/12/2022
3	22 Glenice Av BLACKBURN SOUTH 3130	\$1,051,000	06/08/2022

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 six months.~~

This Statement of Information was prepared on:

23/01/2023 13:37



 3  1  2

Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2022: \$1,274,250

Comparable Properties



7 Charlotte St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,200,000
Method: Private Sale
Date: 15/10/2022
Property Type: House
Land Size: 677 sqm approx



2 Brazeel St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,065,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 697 sqm approx



22 Glenice Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,051,000
Method: Auction Sale
Date: 06/08/2022
Property Type: House (Res)
Land Size: 693 sqm approx