

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

8 HARTIGAN 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)

Property type or class

e.g. One bedroom units

Single price

House		Or range between	\$1,400,000	&	\$1,500,000
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Suburb median sale price

Median price

\$1,562,000

Suburb

Blackburn

Period - From

01 Oct 2023

To

30 Sep 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



6 GARIE STREET BLACKBURN 3130

\$1,479,000

31-Aug-2024

Address of comparable property

Price

Date of sale



2 LAUREL GROVE BLACKBURN NORTH 3130

\$1,525,000

17-Aug-2024

Address of comparable property

Price

Date of sale



23 ELDER STREET BLACKBURN 3130

\$1,660,000

13-Aug-2024

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on:

2nd October 2024