

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

7 MAXWELL COURT BLACKBURN SOUTH 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,329,500

Property type

House

Suburb

Blackburn South

Period-from

01 Feb 2023

to

31 Jan 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

2/125 MAIN STREET BLACKBURN VIC 3130	\$1,280,000	28-Oct-23
2/20 TYRRELL AVENUE BLACKBURN VIC 3130	\$1,250,000	02-Dec-23
307 STATION STREET BOX HILL SOUTH VIC 3128	\$1,240,000	23-Nov-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: 20 February 2024



**2/125 MAIN STREET BLACKBURN
VIC 3130**

3 2 2

Sold Price

\$1,280,000

Sold Date

28-Oct-23

Distance

0.47km



**2/20 TYRRELL AVENUE
BLACKBURN VIC 3130**

3 2 2

Sold Price

^{RS}

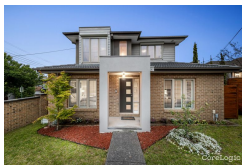
\$1,250,000

Sold Date

02-Dec-23

Distance

2.05km



**307 STATION STREET BOX HILL
SOUTH VIC 3128**

3 2 1

Sold Price

^{RS}

\$1,240,000

Sold Date

23-Nov-23

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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