

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

257 BLACKBURN ROAD 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

\$1,088,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,329,000

Property type

House

Suburb

Blackburn South

Period-from

01 Mar 2021

to

28 Feb 2022

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

174 BLACKBURN ROAD BLACKBURN SOUTH VIC 3130	\$1,032,000	28-Nov-21
113 MAHONEYS ROAD FOREST HILL VIC 3131	\$1,053,000	18-Dec-21
40 FAULKNER STREET FOREST HILL VIC 3131	\$1,100,000	10-Dec-21

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: 26 March 2022


**174 BLACKBURN ROAD
BLACKBURN SOUTH VIC 3130**
 3  1  2

Sold Price ^{RS} **\$1,032,000** Sold Date **28-Nov-21**

Distance **0.69km**

**113 MAHONEYS ROAD FOREST
HILL VIC 3131**
 3  2  2

Sold Price **\$1,053,000** Sold Date **18-Dec-21**

Distance **-**

**40 FAULKNER STREET FOREST
HILL VIC 3131**
 3  1  2

Sold Price **\$1,100,000** Sold Date **10-Dec-21**

Distance **0.64km**
RS = Recent sale

UN = Undisclosed Sale

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