

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

5 BADENOCH 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)

Single Price

or range
between

\$1,345,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,528,000

Property type

House

Suburb

Blackburn

Period-from

01 Nov 2023

to

31 Oct 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

21 LARCH STREET BLACKBURN VIC 3130	\$1,450,000	20-Jun-24
34 LUCKIE STREET NUNAWADING VIC 3131	\$1,301,000	14-Sep-24
46 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$1,440,000	18-May-24

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: 07 November 2024



**21 LARCH STREET BLACKBURN
VIC 3130**

3 1 2

Sold Price **\$1,450,000** Sold Date **20-Jun-24**

Distance **0.63km**



**34 LUCKIE STREET NUNAWADING
VIC 3131**

3 1 2

Sold Price ^{RS} **\$1,301,000** Sold Date **14-Sep-24**

Distance **0.68km**



**46 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

3 1 2

Sold Price **\$1,440,000** Sold Date **18-May-24**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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