

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

1/9 GAME 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

\$1,329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Blackburn

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

2/17 LINDEN STREET BLACKBURN VIC 3130	\$1,250,000	17-Oct-23
2/7 GARDENIA STREET BLACKBURN VIC 3130	\$1,300,000	21-Oct-23
3/3 LABURNUM STREET BLACKBURN VIC 3130	\$1,322,500	02-Sep-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: 24 February 2024



2/17 LINDEN STREET BLACKBURN VIC 3130

3 2 2

Sold Price

\$1,250,000

Sold Date

17-Oct-23

Distance

0.74km



2/7 GARDENIA STREET BLACKBURN VIC 3130

3 2 2

Sold Price

\$1,300,000

Sold Date

21-Oct-23

Distance

0.76km



3/3 LABURNUM STREET BLACKBURN VIC 3130

3 2 2

Sold Price

\$1,322,500

Sold Date

02-Sep-23

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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