

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

44 MAPLE 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

\$1,875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Blackburn

Period-from

01 Aug 2023

to

31 Jul 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

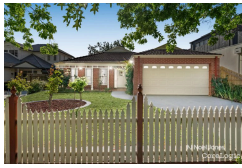
Date of sale

21 POPE ROAD BLACKBURN VIC 3130	\$1,847,500	02-Mar-24
6 LITHGOW AVENUE BLACKBURN VIC 3130	\$1,805,000	23-Mar-24
40 MYRTLE GROVE BLACKBURN VIC 3130	\$1,911,000	09-Mar-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: 06 August 2024



21 POPE ROAD BLACKBURN VIC 3130

Sold Price

\$1,847,500

Sold Date

02-Mar-24



4



2



2

Distance

0.39km



6 LITHGOW AVENUE BLACKBURN VIC 3130

Sold Price

\$1,805,000

Sold Date

23-Mar-24



4



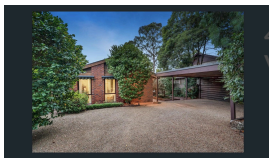
2



2

Distance

1.17km



40 MYRTLE GROVE BLACKBURN VIC 3130

Sold Price

\$1,911,000

Sold Date

09-Mar-24



3



2



2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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