

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

8 CONRAD COURT BLACKBURN NORTH 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

\$1,480,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jul 2023

to

30 Jun 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

Address of comparable property	Price	Date of sale
170 SURREY ROAD BLACKBURN VIC 3130	\$1,510,000	06-Apr-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.

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**170 SURREY ROAD BLACKBURN
VIC 3130**

Sold Price

\$1,510,000

Sold Date

06-Apr-24

 4  1  1

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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