

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

11 Hirst 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,436,000

Property type

House

Suburb

Blackburn

Period-from

01 May 2020

to

30 Apr 2021

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

18 Amery Avenue Blackburn VIC 3130	\$1,401,500	12-Dec-20
5 Dwyer Street Blackburn VIC 3130	\$1,535,000	08-May-21
71 Pakenham Street Blackburn VIC 3130	\$1,519,000	17-Apr-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: 17 May 2021



18 Amery Avenue Blackburn VIC 3130

Sold Price

\$1,401,500

Sold Date

12-Dec-20

4 2 1

Distance

0.1km



5 Dwyer Street Blackburn VIC 3130

Sold Price

^{RS} **\$1,535,000**

Sold Date

08-May-21

3 1 1

Distance

0.25km



71 Pakenham Street Blackburn VIC 3130

Sold Price

^{RS} **\$1,519,000**

Sold Date

17-Apr-21

3 1 1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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