

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

14/12 JOHN 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

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

3/13 JOHN STREET BLACKBURN VIC 3130	\$535,000	15-Jun-24
409/1 SERGEANT STREET BLACKBURN VIC 3130	\$525,000	07-Mar-24
306/1 QUEEN STREET BLACKBURN VIC 3130	\$500,000	03-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: 24 July 2024



**3/13 JOHN STREET BLACKBURN
VIC 3130**

2 1 1

Sold Price

^{RS}

\$535,000

Sold Date

15-Jun-24

Distance

0.2km



**409/1 SERGEANT STREET
BLACKBURN VIC 3130**

2 1 1

Sold Price

\$525,000

Sold Date

07-Mar-24

Distance

0.92km



**306/1 QUEEN STREET BLACKBURN
VIC 3130**

2 1 1

Sold Price

\$500,000

Sold Date

03-Mar-24

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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