

## 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

4 HERBERT STREET BLACKBURN SOUTH VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,099,000

&

\$1,199,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

Other

Suburb

Blackburn South

Period-from

01 Sep 2023

to

31 Aug 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

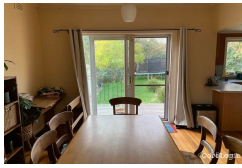
21 AYR STREET BLACKBURN SOUTH VIC 3130	\$1,200,000	17-Mar-24
10 INDRA ROAD BLACKBURN SOUTH VIC 3130	\$1,240,000	25-Jul-24
14 ROSALIND CRESCENT BLACKBURN VIC 3130	\$1,278,000	20-Mar-24

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.~~

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**21 AYR STREET BLACKBURN  
SOUTH VIC 3130**

 3  1  1

Sold Price **\$1,200,000** Sold Date **17-Mar-24**

Distance **0.75km**



**10 INDRA ROAD BLACKBURN  
SOUTH VIC 3130**

 3  1  1

Sold Price <sup>RS</sup> **\$1,240,000** Sold Date **25-Jul-24**

Distance **0.77km**



**14 ROSALIND CRESCENT  
BLACKBURN VIC 3130**

 3  1  1

Sold Price **\$1,278,000** Sold Date **20-Mar-24**

Distance **1.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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