

## 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

13 ERICA COURT BLACKBURN NORTH 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,302,000

Property type

House

Suburb

Blackburn North

Period-from

01 May 2023

to

30 Apr 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

1 VENTURA STREET BLACKBURN NORTH VIC 3130	\$1,081,000	11-May-24
4 JUNCTION ROAD BLACKBURN NORTH VIC 3130	\$1,057,000	16-Mar-24
3 KATHLEEN STREET BLACKBURN NORTH VIC 3130	\$1,152,500	21-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: 13 May 2024


**1 VENTURA STREET BLACKBURN  
NORTH VIC 3130**

Sold Price

<sup>RS</sup>
**\$1,081,000**

Sold Date

**11-May-24**


3



1



1

Distance

**1.01km**

**4 JUNCTION ROAD BLACKBURN  
NORTH VIC 3130**

Sold Price

<sup>RS</sup>
**\$1,057,000**

Sold Date

**16-Mar-24**


3



1



1

Distance

**1.09km**

**3 KATHLEEN STREET BLACKBURN  
NORTH VIC 3130**

Sold Price

<sup>RS</sup>
**\$1,152,500**
<sup>UN</sup>

Sold Date

**21-Mar-24**


3



1



2

Distance

**1.77km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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