

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

3 Agnew Street, Blackburn South VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,080,000

&

\$1,188,000

Median sale price

Median price

\$1,348,500

Property Type

House

Suburb

Blackburn South

Period - From

14/07/2024

to

13/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
2 Cluney Court Blackburn South VIC 3130	\$1,100,000	06/12/2024
12 Crimson Avenue Blackburn South VIC 3130	\$1,166,000	26/10/2024
29 Rishon Avenue Blackburn South VIC 3130	\$1,180,000	13/09/2024

This Statement of Information was prepared on:

14/01/2025