

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

3/13 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2023

to

31 May 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

1/13A RAILWAY ROAD BLACKBURN VIC 3130	\$475,000	20-Dec-23
12/13 MAIN STREET BLACKBURN VIC 3130	\$430,000	20-Apr-24
204/17 STATION STREET BLACKBURN VIC 3130	\$485,000	24-Apr-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: 01 June 2024



**1/13A RAILWAY ROAD
BLACKBURN VIC 3130**

 2  1  1

Sold Price **\$475,000** Sold Date **20-Dec-23**

Distance **0.78km**



**12/13 MAIN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price ^{RS} **\$430,000** Sold Date **20-Apr-24**

Distance **0.9km**



**204/17 STATION STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price ^{RS} **\$485,000** Sold Date **24-Apr-24**

Distance **0.65km**

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

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