

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 Obrien Cres, Blackburn South, Vic 3130

Indicative selling price

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

range between

\$1,060,000

&

\$1,166,000

Median sale price

Median price

\$1,359,500

Property type

House

Suburb

Blackburn South

Period - From

01/08/2024

to

31/10/2024

Source



PropTrack

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 six 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
12 Crimson Avenue, Blackburn South, VIC 3130	\$1,166,000	26/10/2024
31 Hunter Drive, Blackburn South, VIC 3130	\$1,120,000	11/06/2024
191 Blackburn Road, Blackburn South, VIC 3130	\$1,145,000	10/08/2024

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 six months.

This Statement of Information was prepared on: 18/11/2024