

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

2 LLOYD COURT BLACKBURN SOUTH 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

\$1,530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

Blackburn South

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

3 MONASH GROVE BLACKBURN SOUTH VIC 3130	\$1,545,000	02-Mar-24
25 DUNDEE STREET BLACKBURN SOUTH VIC 3130	\$1,585,000	23-Mar-24
15 PERTH STREET BLACKBURN SOUTH VIC 3130	\$1,526,000	11-May-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: 08 June 2024



3 MONASH GROVE BLACKBURN SOUTH VIC 3130

 4  2  2

Sold Price

\$1,545,000

Sold Date

02-Mar-24

Distance

0.18km



25 DUNDEE STREET BLACKBURN SOUTH VIC 3130

 4  2  4

Sold Price

\$1,585,000

Sold Date

23-Mar-24

Distance

1.59km



15 PERTH STREET BLACKBURN SOUTH VIC 3130

 3  2  2

Sold Price

^{RS}**\$1,526,000**

Sold Date

11-May-24

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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