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	2/2 Hurter Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $910,500 Property Type Unit Suburb Blackburn South

Period - From 11/06/2023 to 10/06/2024 Source REIV

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
1	1/36 Greenwood St BURWOOD 3125	$950,000	04/06/2024
2	15/313 Blackburn Rd BURWOOD EAST 3151	$860,000	22/03/2024
3	2/219-223 Mahoneys Rd FOREST HILL 3131	$765,000	23/03/2024

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: 11/06/2024 15:28

2/2 Hurter Street, Blackburn South Vic 3130

Christine Bafas
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3 1 2

Property Type: Unit
Land Size: 277 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
11/06/2023 - 10/06/2024: $910,500

Comparable Properties



1/36 Greenwood St BURWOOD 3125 (REI)

3 1 2

Price: $950,000
Method: Private Sale
Date: 04/06/2024
Property Type: Unit
Land Size: 260 sqm approx

Agent Comments



15/313 Blackburn Rd BURWOOD EAST 3151 (VG)

3 - -

Price: $860,000
Method: Sale
Date: 22/03/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/219-223 Mahoneys Rd FOREST HILL 3131 (REI)

3 2 1

Price: $765,000
Method: Private Sale
Date: 23/03/2024
Property Type: Unit
Land Size: 161 sqm approx

Agent Comments

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