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	2/8 Wirreanda Court, Blackburn Vic 3130

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $737,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2024 to 30/06/2024 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	3 Vicki St BLACKBURN SOUTH 3130	$910,000	18/09/2024
2	1/23 Faulkner St BLACKBURN SOUTH 3130	$900,000	22/08/2024
3	2/63 Blackburn Rd BLACKBURN 3130	$900,000	13/05/2024

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: 23/09/2024 10:47

2/8 Wirreanda Court, Blackburn Vic 3130

shelter. Real Estate
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3 1 2

Property Type: Unit
Land Size: 243 sqm approx

Indicative Selling Price
$890,000 - $950,000
Median Unit Price
June quarter 2024: $737,000

Agent Comments

Nestled amongst the peaceful, picturesque surroundings of a quiet enclave of just six homes; all owner occupied with a self-managed OC ensuring low fees, this instantly impressive sanctuary inspires a true indoor-outdoor lifestyle in a relaxed setting you'll love coming home to.

Comparable Properties



3 Vicki St BLACKBURN SOUTH 3130 (REI)

3 2 1

Price: $910,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: Unit
Land Size: 293 sqm approx

Agent Comments



1/23 Faulkner St BLACKBURN SOUTH 3130 (REI)

3 1 1

Price: $900,000
Method: Private Sale
Date: 22/08/2024
Property Type: Unit

Agent Comments



2/63 Blackburn Rd BLACKBURN 3130 (REI/VG)

3 1 2

Price: $900,000
Method: Sold Before Auction
Date: 13/05/2024
Property Type: Unit

Agent Comments

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