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	1/17 WREFORD ROAD 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~~		or range between	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$887,500	Property type	Unit	Suburb	Blackburn South
Period-from	01 Dec 2023	to	30 Nov 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
1/23 FAULKNER STREET BLACKBURN SOUTH VIC 3130	$900,000	22-Aug-24
4/2 VINE STREET BLACKBURN VIC 3130	$930,000	31-Aug-24
8/60-62 SOUTH PARADE BLACKBURN VIC 3130	$955,000	03-Aug-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: 05 December 2024

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1/23 FAULKNER STREET BLACKBURN SOUTH VIC 3130

3 1 1

Sold Price RS **$900,000** Sold Date **22-Aug-24**

Distance **1.29km**



4/2 VINE STREET BLACKBURN VIC 3130

3 2 1

Sold Price **$930,000** Sold Date **31-Aug-24**

Distance **1.72km**



8/60-62 SOUTH PARADE BLACKBURN VIC 3130

3 2 2

Sold Price **$955,000** Sold Date **03-Aug-24**

Distance **1.44km**

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

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