

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

1/5 HINDON STREET BLACKBURN 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2023

to

31 Mar 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

4/19-21 GLEN EBOR AVENUE BLACKBURN VIC 3130	\$700,000	23-Nov-23
2/92-94 MAIN STREET BLACKBURN VIC 3130	\$815,000	24-Feb-24
3/11 CLARE STREET BLACKBURN VIC 3130	\$749,000	18-Nov-23

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 April 2024



**4/19-21 GLEN EBOR AVENUE
BLACKBURN VIC 3130**

2 1 1

Sold Price **\$700,000** Sold Date **23-Nov-23**

Distance **1.11km**



**2/92-94 MAIN STREET
BLACKBURN VIC 3130**

2 1 1

Sold Price ^{RS} **\$815,000** Sold Date **24-Feb-24**

Distance **1.21km**



**3/11 CLARE STREET BLACKBURN
VIC 3130**

2 1 1

Sold Price **\$749,000** Sold Date **18-Nov-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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