## 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 Hunter Drive, Blackburn South Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,345,000	Pro	operty Type	Hou	se		Suburb	Blackburn South
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	12 Orchard Gr BLACKBURN SOUTH 3130	\$1,400,000	19/10/2023
2	4 Horkings St BLACKBURN SOUTH 3130	\$1,308,500	01/11/2023
3	48 Aldinga St BLACKBURN SOUTH 3130	\$1,232,000	25/11/2023

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:

29/11/2023 13:24



1 Hunter Drive, Blackburn South Vic 3130







Property Type: House Land Size: 834 sqm approx Agent Comments Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price September quarter 2023: \$1,345,000

# **Comparable Properties**





12 Orchard Gr BLACKBURN SOUTH 3130 (REI)



Price: \$1,400,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: House (Res) Land Size: 764 sqm approx

4 Horkings St BLACKBURN SOUTH 3130 (REI) Agent Comments

Agent Comments



Price: \$1,308,500 Method: Private Sale Date: 01/11/2023 Property Type: House Land Size: 694 sqm approx



48 Aldinga St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,232,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 653 sqm approx

#### Account - Jellis Craig | P: (03) 9908 5700



property data

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