

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,345,000

Property Type House

Suburb Blackburn South

Period - From 01/07/2023

to 30/09/2023

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	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



**Property Type:** House

**Land Size:** 834 sqm approx

Agent Comments

## Comparable Properties



**12 Orchard Gr BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**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



**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