

## 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

13 CHRISTINE STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

Blackburn South

Period-from

01 Jun 2023

to

31 May 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

3 MIRA STREET BLACKBURN SOUTH VIC 3130	\$1,285,000	20-Apr-24
26 SYLVIA STREET BLACKBURN SOUTH VIC 3130	\$1,320,000	15-Jun-24
7 MAXWELL COURT BLACKBURN SOUTH VIC 3130	\$1,335,000	08-Mar-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: 18 June 2024



**3 MIRA STREET BLACKBURN  
SOUTH VIC 3130**

4 2 2

Sold Price <sup>RS</sup> **\$1,285,000** Sold Date **20-Apr-24**

Distance **0.66km**



**26 SYLVIA STREET BLACKBURN  
SOUTH VIC 3130**

3 2 2

Sold Price <sup>RS</sup> **\$1,320,000** Sold Date **15-Jun-24**

Distance **0.87km**



**7 MAXWELL COURT BLACKBURN  
SOUTH VIC 3130**

3 2 2

Sold Price <sup>RS</sup> **\$1,335,000** Sold Date **08-Mar-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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