

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 ERICA COURT BLACKBURN NORTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,307,500

Property type

House

Suburb

Blackburn North

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

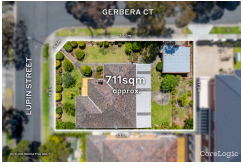
Date of sale

9 LUPIN STREET BLACKBURN NORTH VIC 3130	\$1,350,000	02-Mar-24
10 CAROLINE CRESCENT BLACKBURN NORTH VIC 3130	\$1,243,600	16-Dec-23
11 VIRGILLIA STREET BLACKBURN NORTH VIC 3130	\$1,255,000	11-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: 24 April 2024



**9 LUPIN STREET BLACKBURN
NORTH VIC 3130**

 3  1  2

Sold Price ^{RS} **\$1,350,000** Sold Date **02-Mar-24**

Distance **0.42km**



**10 CAROLINE CRESCENT
BLACKBURN NORTH VIC 3130**

 3  1  -

Sold Price **\$1,243,600** Sold Date **16-Dec-23**

Distance **0.55km**



**11 VIRGILLIA STREET BLACKBURN
NORTH VIC 3130**

 3  1  1

Sold Price **\$1,255,000** Sold Date **11-Nov-23**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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