

# 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

17 Hartigan Street, Blackburn 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,612,635 Property Type House Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 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	6 Jeffery St BLACKBURN 3130	\$1,700,000	02/03/2024
2	26 Luckie St NUNAWADING 3131	\$1,605,000	12/12/2023
3	23 Eustace St BLACKBURN 3130	\$1,600,269	28/11/2023

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:

18/03/2024 15:56



**Property Type:** House

**Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties



**6 Jeffery St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 1030 sqm approx



**26 Luckie St NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,605,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** House

**Land Size:** 603 sqm approx



**23 Eustace St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,600,269

**Method:** Private Sale

**Date:** 28/11/2023

**Property Type:** House

**Land Size:** 870 sqm approx