

# 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 2/2 Hurter 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)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$911,000 Property Type Unit Suburb Blackburn South

Period - From 25/04/2023 to 24/04/2024 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	36 Lee Ann St FOREST HILL 3131	\$938,000	16/03/2024
2	15/313 Blackburn Rd BURWOOD EAST 3151	\$870,000	22/03/2024
3	2/219-223 Mahoneys Rd FOREST HILL 3131	\$765,000	23/03/2024

**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: 25/04/2024 10:37



3   1   2

**Property Type:** House

**Land Size:** 277 sqm approx

Agent Comments

## Comparable Properties



**36 Lee Ann St FOREST HILL 3131 (REI)**

Agent Comments

3   1   2

**Price:** \$938,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 395 sqm approx



**15/313 Blackburn Rd BURWOOD EAST 3151 (REI)**

Agent Comments

3   1   2

**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 22/03/2024

**Property Type:** Unit

**Land Size:** 407 sqm approx



**2/219-223 Mahoneys Rd FOREST HILL 3131 (REI)**

Agent Comments

3   2   1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** Unit

**Land Size:** 161 sqm approx