

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 LLOYD COURT BLACKBURN SOUTH 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,329,500

Property type

House

Suburb

Blackburn South

Period-from

01 Feb 2023

to

31 Jan 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 BOND AVENUE BLACKBURN SOUTH VIC 3130	\$1,453,000	16-Dec-23
9 RYAN GROVE BLACKBURN SOUTH VIC 3130	\$1,380,000	06-Sep-23
18 MARAMA STREET BLACKBURN SOUTH VIC 3130	\$1,300,000	09-Sep-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: 19 February 2024



**9 BOND AVENUE BLACKBURN
SOUTH VIC 3130**

3 2 2

Sold Price **\$1,453,000** Sold Date **16-Dec-23**

Distance **0.15km**



**9 RYAN GROVE BLACKBURN
SOUTH VIC 3130**

3 1 2

Sold Price **\$1,380,000** Sold Date **06-Sep-23**

Distance **0.25km**



**18 MARAMA STREET BLACKBURN
SOUTH VIC 3130**

3 1 2

Sold Price **\$1,300,000** Sold Date **09-Sep-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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