# 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

#### 21 ILLOWRA WALK 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 rang<br>betwee | ·     | \$950,000 | &      | \$1,045,000     |  |
|---------------------------------------------------|-------------|------|-------------------|-------|-----------|--------|-----------------|--|
| Median sale price<br>(*Delete house or unit as ap | plicable)   |      |                   |       |           |        |                 |  |
| Median Price                                      | \$1,285,000 | Prop | erty type         | House |           | Suburb | Blackburn South |  |
| Period-from                                       | 01 Jul 2022 | to   | 30 Jun 2          | 023   | 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 |  |
|------------------------------------------------|-------------|--------------|--|
| 2/19 HIGHFIELD AVENUE BLACKBURN SOUTH VIC 3130 | \$1,076,000 | 11-Feb-23    |  |
| 2/5 MOONA STREET BURWOOD EAST VIC 3151         | \$1,035,000 | 27-May-23    |  |
| 17/125-129 HAWTHORN ROAD FOREST HILL VIC 3131  | \$925,000   | 24-Jun-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.

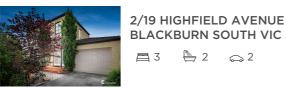
This Statement of Information was prepared on: 25 July 2023



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| 2/19 HIGHFIELD AVENUE<br>BLACKBURN SOUTH VIC 3130 | Sold Price | \$1,076,000               | Sold Date | 11-Feb-23 |
|---------------------------------------------------|------------|---------------------------|-----------|-----------|
| 🖴 3 👆 2 👝 2                                       |            |                           | Distance  | 1.17km    |
| <br>2/5 MOONA STREET BURWOOD<br>EAST VIC 3151     | Sold Price | <sup>RS</sup> \$1,035,000 | Sold Date | 27-May-23 |
| 🖴 3 🕒 2 🞧 2                                       |            |                           | Distance  | 1.49km    |



| - | 17/125-129 HAWTHORN ROAD<br>FOREST HILL VIC 3131 |     | Sold Price | <sup>RS</sup> \$925,000 | Sold Date | 24-Jun-23 |        |
|---|--------------------------------------------------|-----|------------|-------------------------|-----------|-----------|--------|
|   |                                                  | è 2 |            |                         |           | Distance  | 1.61km |

#### **RS** = Recent sale UN = Undisclosed Sale

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