

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

House

Suburb

Blackburn South

Period-from

01 Jul 2022

to

30 Jun 2023

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



**2/19 HIGHFIELD AVENUE  
BLACKBURN SOUTH VIC 3130**

3 2 2

Sold Price **\$1,076,000** Sold Date **11-Feb-23**

Distance **1.17km**



**2/5 MOONA STREET BURWOOD  
EAST VIC 3151**

3 2 2

Sold Price <sup>RS</sup> **\$1,035,000** Sold Date **27-May-23**

Distance **1.49km**



**17/125-129 HAWTHORN ROAD  
FOREST HILL VIC 3131**

3 2 2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **24-Jun-23**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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