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 betwee	·	\$950,000	&	\$1,045,000	
Median sale price (*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.

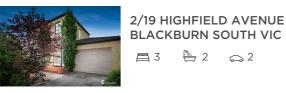
This Statement of Information was prepared on: 25 July 2023



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E cwang@buxton.com.au



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



-	17/125-129 HAWTHORN ROAD FOREST HILL VIC 3131		Sold Price	^{RS} \$925,000	Sold Date	24-Jun-23	
		è 2				Distance	1.61km

RS = Recent sale UN = Undisclosed Sale

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