

## 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 POPE ROAD BLACKBURN 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

\$1,750,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Blackburn

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

30 FRANCIS STREET BLACKBURN VIC 3130	\$1,981,000	19-Aug-23
4 ALMER AVENUE BLACKBURN VIC 3130	\$1,895,000	11-Nov-23
10 GERALD STREET BLACKBURN VIC 3130	\$1,783,000	14-Oct-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: 06 February 2024



**30 FRANCIS STREET BLACKBURN  
VIC 3130**

4 2 2

Sold Price

**\$1,981,000**

Sold Date

**19-Aug-23**

Distance

**0.09km**



**4 ALMER AVENUE BLACKBURN  
VIC 3130**

4 2 2

Sold Price

<sup>RS</sup> **\$1,895,000**

Sold Date

**11-Nov-23**

Distance

**1.03km**



**10 GERALD STREET BLACKBURN  
VIC 3130**

4 2 2

Sold Price

**\$1,783,000**

Sold Date

**14-Oct-23**

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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