

## 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

24 CHARLOTTE STREET 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,347,500

Property type

House

Suburb

Blackburn South

Period-from

25 Sep 2023

to

25 Mar 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

8 HOUSTON COURT BOX HILL SOUTH VIC 3128	\$1,036,000	24-Feb-24
177 MAHONEY'S ROAD FOREST HILL VIC 3131	\$1,008,000	17-Jan-24
81 ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,050,000	07-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: 25 March 2024



## 8 HOUSTON COURT BOX HILL SOUTH VIC 3128

 3  1  1

Sold Price <sup>RS</sup> **\$1,036,000** Sold Date **24-Feb-24**

Distance **1.86km**



## 177 MAHONEYS ROAD FOREST HILL VIC 3131

 3  1  -

Sold Price **\$1,008,000** Sold Date **17-Jan-24**

Distance **1.96km**



## 81 ORCHARD GROVE BLACKBURN SOUTH VIC 3130

 3  1  2

Sold Price **\$1,050,000** Sold Date **07-Oct-23**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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