

**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 range between \$1,450,000 & \$1,550,000

**Median sale price**

Median price \$1,412,500 Property type House Suburb Blackburn Sth.

Period - From 3/23 to 2/24 Source realestate.com.au

**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 six 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
1 Monash Cve Blackburn South	\$1,545,000	2/3/24
2 81 Vicki St Forest Hill	\$1,471,000	2/3/24
3 17 Jackson St Forest Hill	\$1,559,000	2/3/24

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 six months.

This Statement of Information was prepared on: 13.03.24

