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

29 SHAWLANDS AVENUE 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 | | \$1,550,000 | & | \$1,650,000 |
|---|-------------|------|-------------------|-----|-------------|--------|-----------------|
| Median sale price (*Delete house or unit as ap | plicable) | | | | | | |
| Median Price | \$1,325,500 | Prop | Property type | | House | Suburb | Blackburn South |
| Period-from | 01 May 2024 | to | 30 Apr 2 | 025 | 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 | |
|---|-------------|--------------|--|
| 4 CONSTANCE STREET BLACKBURN SOUTH VIC 3130 | \$1,657,000 | 08-Mar-25 | |
| 5 CALROSSIE ROAD BLACKBURN SOUTH VIC 3130 | \$1,525,000 | 29-Mar-25 | |
| 44 SWAN STREET BLACKBURN SOUTH VIC 3130 | \$1,750,000 | 12-Apr-25 | |

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: 01 May 2025



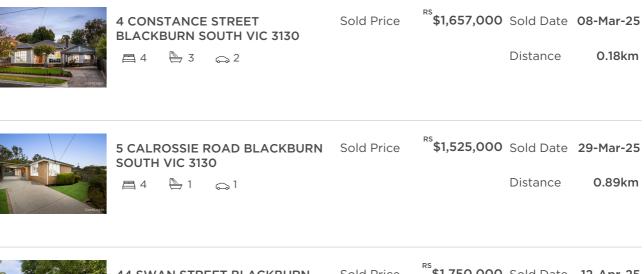
consumer.vic.gov.au

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| 44 SWAN STREET BLACKBURN SOUTH VIC 3130 | | | Sold Price | ^{RS} \$1,750,000 | Sold Date | 12-Apr-25 |
|--|---|----------------|------------|---------------------------|-----------|-----------|
| 圔 4 | 2 | ⇔ ² | | | Distance | 1.24km |

RS = Recent sale UN = Undisclosed Sale

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