

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

3/13 JOHN STREET BLACKBURN 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 range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Blackburn

Period-from

01 May 2023

to

30 Apr 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

1/13A RAILWAY ROAD BLACKBURN VIC 3130	\$475,000	20-Dec-23
6/251 SPRINGFIELD ROAD NUNAWADING VIC 3131	\$600,000	10-Feb-24
5/251 SPRINGFIELD ROAD NUNAWADING VIC 3131	\$572,500	11-Apr-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 6 months.

This Statement of Information was prepared on: 13 May 2024



1/13A RAILWAY ROAD
BLACKBURN VIC 3130

 2  1  1

Sold Price **\$475,000** Sold Date **20-Dec-23**

Distance **0.78km**



6/251 SPRINGFIELD ROAD
NUNAWADING VIC 3131

 2  1  1

Sold Price **\$600,000** Sold Date **10-Feb-24**

Distance **1.28km**



5/251 SPRINGFIELD ROAD
NUNAWADING VIC 3131

 2  1  1

Sold Price ^{RS} **\$572,500** Sold Date **11-Apr-24**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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