

# 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 Hunter Drive, 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,345,000 Property Type House Suburb Blackburn South

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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.

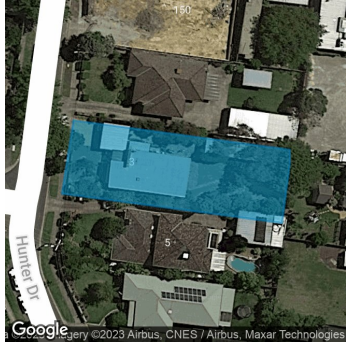
|   | Address of comparable property      | Price       | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 173 Holland Rd BLACKBURN SOUTH 3130 | \$1,422,000 | 11/11/2023   |
| 2 | 36 Baratta St BLACKBURN SOUTH 3130  | \$1,417,000 | 12/10/2023   |
| 3 | 26 Jeffery St BLACKBURN 3130        | \$1,370,000 | 09/12/2023   |

**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:

11/12/2023 09:39



 3    2    2

**Property Type:** House

**Land Size:** 831 sqm approx

Agent Comments

## Comparable Properties



**173 Holland Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,422,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**36 Baratta St BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,417,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** House

**Land Size:** 711 sqm approx



**26 Jeffery St BLACKBURN 3130 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 731 sqm approx