

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

31 Hunter Drive, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Blackburn South

Period - From 19/03/2023 to 18/03/2024 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	1 Hunter Dr BLACKBURN SOUTH 3130	\$1,400,000	17/02/2024
2	3 Sandgate Rd BLACKBURN SOUTH 3130	\$1,328,000	02/03/2024
3	3 Hunter Dr BLACKBURN SOUTH 3130	\$1,250,000	17/02/2024

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: 19/03/2024 14:36



Rooms: 2
Property Type: House
Land Size: 585 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median House Price
 19/03/2023 - 18/03/2024: \$1,360,000

Comparable Properties



1 Hunter Dr BLACKBURN SOUTH 3130 (REI) [Agent Comments](#)



Price: \$1,400,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House
Land Size: 828 sqm approx



3 Sandgate Rd BLACKBURN SOUTH 3130 (REI) [Agent Comments](#)



Price: \$1,328,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 586 sqm approx



3 Hunter Dr BLACKBURN SOUTH 3130 (REI) [Agent Comments](#)



Price: \$1,250,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 832 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017