

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

34 HIBISCUS ROAD BLACKBURN NORTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,302,000

Property type

House

Suburb

Blackburn North

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

18 SHAFER ROAD BLACKBURN NORTH VIC 3130	\$1,199,000	16-Dec-23
8 LUPIN STREET BLACKBURN NORTH VIC 3130	\$1,120,000	09-Nov-23
3 KATHLEEN STREET BLACKBURN NORTH VIC 3130	\$1,152,500	21-Mar-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: 07 May 2024

Ellie Gong

P 0390068977

M 0430 434 567

E egong@buxton.com.au



18 SHAFER ROAD BLACKBURN NORTH VIC 3130

3 1 -

Sold Price **\$1,199,000** Sold Date **16-Dec-23**

Distance **0.27km**



8 LUPIN STREET BLACKBURN NORTH VIC 3130

3 1 2

Sold Price **\$1,120,000** Sold Date **09-Nov-23**

Distance **0.58km**



3 KATHLEEN STREET BLACKBURN NORTH VIC 3130

3 1 2

Sold Price ^{RS} **\$1,152,500** ^{UN} Sold Date **21-Mar-24**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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