

## 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

35 DOUGLAS STREET BLACKBURN NORTH VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,302,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jun 2023

to

31 May 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 VENTURA STREET BLACKBURN NORTH VIC 3130	\$1,081,000	11-May-24
13 WINIFRED STREET NUNAWADING VIC 3131	\$1,100,000	29-Apr-24
10 VENTURA STREET BLACKBURN NORTH VIC 3130	\$1,065,000	08-Dec-23

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: 06 June 2024



**1 VENTURA STREET BLACKBURN  
NORTH VIC 3130**

3 1 1

Sold Price <sup>RS</sup> **\$1,081,000** Sold Date **11-May-24**

Distance **0.31km**



**13 WINIFRED STREET  
NUNAWADING VIC 3131**

3 1 1

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **29-Apr-24**

Distance **1.5km**



**10 VENTURA STREET BLACKBURN  
NORTH VIC 3130**

3 1 4

Sold Price <sup>RS</sup> **\$1,065,000** Sold Date **08-Dec-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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