

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

4 NORWAY AVENUE 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

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Blackburn

Period-from

01 Feb 2023

to

31 Jan 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

3 HARCOURT STREET BLACKBURN NORTH VIC 3130	\$1,805,000	24-Jan-24
38 GOODWIN STREET BLACKBURN VIC 3130	\$1,843,000	05-Feb-24
73A THEA GROVE DONCASTER EAST VIC 3109	\$1,790,000	26-Aug-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: 21 February 2024



3 HARCOURT STREET BLACKBURN Sold Price ^{RS} **\$1,805,000** Sold Date **24-Jan-24**
NORTH VIC 3130

4 2 2

Distance **1.2km**



38 GOODWIN STREET Sold Price ^{RS} **\$1,843,000** ^{UN} Sold Date **05-Feb-24**
BLACKBURN VIC 3130

4 2 4

Distance **1.83km**



73A THEA GROVE DONCASTER Sold Price **\$1,790,000** Sold Date **26-Aug-23**
EAST VIC 3109

4 3 2

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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