

# 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 5 Slater Avenue, 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)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,329,500 Property Type House Suburb Blackburn North

Period - From 01/01/2023 to 31/12/2023 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	18 Hibiscus Rd BLACKBURN NORTH 3130	\$1,228,000	18/11/2023
2	8 Caroline Cr BLACKBURN NORTH 3130	\$1,160,000	04/11/2023
3	1 Sheila St BLACKBURN NORTH 3130	\$1,040,000	14/10/2023

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: 29/01/2024 11:08



**Property Type:** House

**Land Size:** 582 sqm approx

Agent Comments

## Comparable Properties



**18 Hibiscus Rd BLACKBURN NORTH 3130**  
(REI/VG)

Agent Comments



**Price:** \$1,228,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**8 Caroline Cr BLACKBURN NORTH 3130**  
(REI/VG)

Agent Comments



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**1 Sheila St BLACKBURN NORTH 3130**  
(REI/VG)

Agent Comments



**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 639 sqm approx