

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 Woorwarren Lane, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,615,000 Property Type House Suburb Blackburn

Period - From 01/04/2023 to 31/03/2024 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	29 Alandale Rd BLACKBURN 3130	\$1,600,000	18/04/2024
2	24 Gerald St BLACKBURN 3130	\$1,492,500	20/03/2024
3	8 Eustace St BLACKBURN 3130	\$1,425,000	16/04/2024

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: 23/04/2024 12:08



 4  3  2

Property Type: House (Res)

Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

Year ending March 2024: \$1,615,000

Comparable Properties



29 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments

 5  2  2

Price: \$1,600,000

Method: Private Sale

Date: 18/04/2024

Property Type: House

Land Size: 718 sqm approx



24 Gerald St BLACKBURN 3130 (REI)

Agent Comments

 5  3  2

Price: \$1,492,500

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 652 sqm approx



8 Eustace St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,425,000

Method: Private Sale

Date: 16/04/2024

Property Type: House