

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

6 GARIE STREET 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Blackburn

Period-from

01 Jul 2023

to

30 Jun 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

4 DERBY STREET BLACKBURN VIC 3130	\$1,340,000	15-Jun-24
3 DORA AVENUE BLACKBURN VIC 3130	\$1,405,000	03-Feb-24
7 AGNEW STREET BLACKBURN SOUTH VIC 3130	\$1,430,000	16-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: 09 July 2024



4 DERBY STREET BLACKBURN VIC 3130

Sold Price

^{RS}

\$1,340,000

Sold Date

15-Jun-24

 3

 1

 2

Distance

0.12km



3 DORA AVENUE BLACKBURN VIC 3130

Sold Price

\$1,405,000

Sold Date

03-Feb-24

 3

 2

 2

Distance

0.53km



7 AGNEW STREET BLACKBURN SOUTH VIC 3130

Sold Price

\$1,430,000

Sold Date

16-Mar-24

 3

 1

 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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