

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 LITHGOW 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

\$1,450,000

&

\$1,550,000

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

18 SELWYN STREET BLACKBURN VIC 3130	\$1,508,500	11-Oct-23
22 CRIMSON AVENUE BLACKBURN SOUTH VIC 3130	\$1,461,000	02-Dec-23
13 RAYMOND STREET BLACKBURN NORTH VIC 3130	\$1,465,000	07-Oct-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: 01 February 2024



**18 SELWYN STREET BLACKBURN
VIC 3130**

4 2 2

Sold Price

\$1,508,500

Sold Date

11-Oct-23

Distance

0.95km



**22 CRIMSON AVENUE BLACKBURN
SOUTH VIC 3130**

4 2 2

Sold Price

^{RS} **\$1,461,000**

Sold Date

02-Dec-23

Distance

2km



**13 RAYMOND STREET BLACKBURN
NORTH VIC 3130**

4 1 2

Sold Price

\$1,465,000

Sold Date

07-Oct-23

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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