

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 VIOLET COURT, BLACKBURN SOUTH, VIC 3130

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,269,750 Property type House Suburb BLACKBURN SOUTH

Period - From 01 April 2022 to 31 March 2023 Source Price Finder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
10 DOBELL ST, BLACKBURN SOUTH, VIC 3130	\$1,385,000	21/03/2023
28 LEE ANN ST, BLACKBURN SOUTH, VIC 3130	\$1,260,000	06/05/2023
74 HOLLAND RD, BLACKBURN SOUTH, VIC 3130	\$1,241,000	27/05/2023

This Statement of Information was prepared on: 16/06/2023