

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

8 LILAC COURT BLACKBURN NORTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,279,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jan 2023

to

31 Dec 2023

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

8 LUPIN STREET BLACKBURN NORTH VIC 3130	\$1,120,000	09-Nov-23
8 CAROLINE CRESCENT BLACKBURN NORTH VIC 3130	\$1,160,000	04-Nov-23
18 SHAFER ROAD BLACKBURN NORTH VIC 3130	\$1,199,000	16-Dec-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: 17 January 2024



8 LUPIN STREET BLACKBURN NORTH VIC 3130

3 1 2

Sold Price ^{RS} **\$1,120,000** ^{UN} Sold Date **09-Nov-23**

Distance **0.31km**



8 CAROLINE CRESCENT BLACKBURN NORTH VIC 3130

3 1 2

Sold Price ^{RS} **\$1,160,000** Sold Date **04-Nov-23**

Distance **0.52km**



18 SHAFER ROAD BLACKBURN NORTH VIC 3130

3 1 -

Sold Price ^{RS} **\$1,199,000** Sold Date **16-Dec-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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