

## 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

9 KALKA STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2022

to

31 Oct 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

1/12 HIRST STREET BLACKBURN VIC 3130	\$885,000	24-May-23
2/2A ABERDEEN ROAD BLACKBURN SOUTH VIC 3130	\$911,000	26-Aug-23
17B WREFORD ROAD BLACKBURN SOUTH VIC 3130	\$948,000	03-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: 13 November 2023



**1/12 HIRST STREET BLACKBURN  
VIC 3130**

 2  1  1

Sold Price

**\$885,000**

Sold Date **24-May-23**

Distance **1.06km**



**2/2A ABERDEEN ROAD  
BLACKBURN SOUTH VIC 3130**

 2  1  2

Sold Price

**\$911,000**

Sold Date **26-Aug-23**

Distance **1.01km**



**17B WREFORD ROAD BLACKBURN  
SOUTH VIC 3130**

 2  1  2

Sold Price

<sup>RS</sup> **\$948,000**

Sold Date **03-Oct-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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