

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

1/23 ELMHURST ROAD 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Blackburn

Period-from

04 Apr 2024

to

04 Oct 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

| | | |
|---|-----------|-----------|
| 14/12 JOHN STREET BLACKBURN VIC 3130 | \$670,000 | 24-Aug-24 |
| 7/60-62 SOUTH PARADE BLACKBURN VIC 3130 | \$750,000 | 01-Jun-24 |
| 2/11 CLARE STREET BLACKBURN VIC 3130 | \$750,000 | 08-Apr-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: 04 October 2024