

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 MINNA STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,562,000

Property type

House

Suburb

Blackburn

Period-from

03 Mar 2024

to

03 Sep 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

2 KERR STREET BLACKBURN VIC 3130	\$1,212,000	11-May-24
16 KERR STREET BLACKBURN VIC 3130	\$1,317,000	22-Jun-24
2 CAREY COURT BLACKBURN VIC 3130	\$1,300,000	13-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: 03 September 2024

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**2 KERR STREET BLACKBURN VIC
3130**

Sold Price

\$1,212,000

Sold Date

11-May-24

 4  3  1

Distance

0.98km



**16 KERR STREET BLACKBURN VIC
3130**

Sold Price

\$1,317,000

Sold Date

22-Jun-24

 3  1  2

Distance

0.99km



**2 CAREY COURT BLACKBURN VIC
3130**

Sold Price

\$1,300,000

Sold Date

13-Apr-24

 3  1  1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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