

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

5/4 FRANKCOM 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,523,500

Property type

Other

Suburb

Blackburn

Period-from

01 Jan 2024

to

31 Dec 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

6/4 FRANKCOM STREET BLACKBURN VIC 3130	\$1,040,000	04-Mar-24
4/4 FRANKCOM STREET BLACKBURN VIC 3130	\$1,080,000	11-Sep-23
16/4 FRANKCOM STREET BLACKBURN VIC 3130	\$1,080,000	13-Nov-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: 06 January 2025



**6/4 FRANKCOM STREET
BLACKBURN VIC 3130**

3 2 2

Sold Price **\$1,040,000** Sold Date **04-Mar-24**

Distance **0km**



**4/4 FRANKCOM STREET
BLACKBURN VIC 3130**

3 3 2

Sold Price **\$1,080,000** Sold Date **11-Sep-23**

Distance **0km**



**16/4 FRANKCOM STREET
BLACKBURN VIC 3130**

3 - -

Sold Price **\$1,080,000** Sold Date **13-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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