

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

1/4 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,500

Property type

Unit

Suburb

Blackburn

Period-from

01 May 2022

to

30 Apr 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

2/24 HAMILTON AVENUE BLACKBURN VIC 3130	\$1,452,000	13-May-23
6 SALISBURY AVENUE BLACKBURN VIC 3130	\$1,416,500	25-Mar-23
7 DOWNING STREET BLACKBURN VIC 3130	\$1,420,000	26-Nov-22

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: 22 May 2023



**2/24 HAMILTON AVENUE
BLACKBURN VIC 3130**

4 3 2

Sold Price ^{RS} **\$1,452,000** Sold Date **13-May-23**

Distance **0.46km**



**6 SALISBURY AVENUE
BLACKBURN VIC 3130**

3 2 2

Sold Price ^{RS} **\$1,416,500** Sold Date **25-Mar-23**

Distance **0.39km**



**7 DOWNING STREET BLACKBURN
VIC 3130**

3 2 2

Sold Price **\$1,420,000** Sold Date **26-Nov-22**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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