

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 LILAC COURT BLACKBURN NORTH 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

\$1,180,000

&

\$1,230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/112 SPRINGFIELD ROAD BLACKBURN VIC 3130	\$1,180,000	22-Feb-25
1/64 SURREY ROAD BLACKBURN NORTH VIC 3130	\$1,130,000	24-Nov-24
3/50 ELMHURST ROAD BLACKBURN VIC 3130	\$1,380,000	10-Dec-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: 01 April 2025



**1/112 SPRINGFIELD ROAD
BLACKBURN VIC 3130**

4 2 2

Sold Price ^{RS} **\$1,180,000** Sold Date **22-Feb-25**

Distance **0.81km**



**1/64 SURREY ROAD BLACKBURN
NORTH VIC 3130**

4 2 2

Sold Price **\$1,130,000** Sold Date **24-Nov-24**

Distance **0.87km**



**3/50 ELMHURST ROAD
BLACKBURN VIC 3130**

3 2 2

Sold Price **\$1,380,000** Sold Date **10-Dec-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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