

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

15B HASTINGS AVENUE BLACKBURN SOUTH 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

Unit

Suburb

Blackburn South

Period-from

26 Oct 2023

to

26 Apr 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

1/18 EDINBURGH STREET BOX HILL SOUTH VIC 3128	\$824,000	09-Dec-23
1/21 CANTERBURY ROAD BLACKBURN VIC 3130	\$788,000	12-Mar-24
3/12 ARCADIA STREET BOX HILL SOUTH VIC 3128	\$820,000	09-Feb-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: 26 April 2024