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	7/17 JOHN 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$888,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Apr 2021	to	31 Mar 2022	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
1/180 SURREY ROAD BLACKBURN VIC 3130	$655,000	27-Jun-21
2/4 FIR STREET BLACKBURN VIC 3130	$699,000	04-Dec-21
3/4 FIR STREET BLACKBURN VIC 3130	$660,000	02-Nov-20

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: 27 April 2022

MANDY LEE
家誠地產

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1/180 SURREY ROAD BLACKBURN VIC 3130
2 1 1

Sold Price **$655,000** Sold Date **27-Jun-21**
Distance **0.32km**



2/4 FIR STREET BLACKBURN VIC 3130
2 1 1

Sold Price **$699,000** Sold Date **04-Dec-21**
Distance **0.41km**



3/4 FIR STREET BLACKBURN VIC 3130
2 1 1

Sold Price **$660,000** Sold Date **02-Nov-20**
Distance **0.42km**



109/2 QUEEN STREET BLACKBURN VIC 3130
2 1 1

Sold Price **-** Sold Date **21-Nov-20**
Distance **0.53km**



1/24 OHARA STREET BLACKBURN VIC 3130
2 1 1

Sold Price **$735,000** Sold Date **30-Mar-21**
Distance **0.55km**



1/3 STATION STREET BLACKBURN VIC 3130
2 1 1

Sold Price **$781,500** Sold Date **24-Oct-21**
Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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20 JOHN STREET BLACKBURN VIC 3130

2 1 1

Sold Price RS $798,888 Sold Date 26-Mar-22

Distance 0.11km



3/4 JOHN STREET BLACKBURN VIC 3130

2 1 1

Sold Price $802,000 Sold Date 27-Nov-21

Distance 0.2km



1/196-198 SURREY ROAD BLACKBURN VIC 3130

2 1 1

Sold Price $571,000 Sold Date 11-Dec-21

Distance 0.43km

RS = Recent sale **UN** = Undisclosed Sale

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