

## 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 FRANKCOM STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,671,000

Property type

House

Suburb

Blackburn

Period-from

01 Nov 2021

to

31 Oct 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 47 BLACKBURN ROAD BLACKBURN VIC 3130 | \$1,800,000 | 20-Oct-22 |
| 13 ACACIA AVENUE BLACKBURN VIC 3130  | \$2,000,000 | 01-Jul-22 |
| 14 LINUM STREET BLACKBURN VIC 3130   | \$2,100,000 | 04-Oct-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: 29 November 2022



**47 BLACKBURN ROAD  
BLACKBURN VIC 3130**

 5  2  2

Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **20-Oct-22**

Distance **0.89km**



**13 ACACIA AVENUE BLACKBURN  
VIC 3130**

 4  2  1

Sold Price **\$2,000,000** Sold Date **01-Jul-22**

Distance **0.72km**



**14 LINUM STREET BLACKBURN VIC  
3130**

 4  2  2

Sold Price <sup>RS</sup> **\$2,100,000** Sold Date **04-Oct-22**

Distance **0.66km**

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

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