

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

1/25 Dixon Grove, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000

&

\$1,020,000

Median sale price

Median price \$741,000

Property Type Unit

Suburb Blackburn

Period - From 01/10/2019

to 30/09/2020

Source REIV

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 six 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	2/4 Hillside Cr BLACKBURN 3130	\$1,080,000	14/10/2020
2	2/25 Dixon Gr BLACKBURN 3130	\$1,060,000	11/06/2020
3	83 Albion Rd BOX HILL 3128	\$948,000	22/09/2020

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 six months.~~

This Statement of Information was prepared on:

11/11/2020 15:13



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000

Median Unit Price
Year ending September 2020: \$741,000

Comparable Properties



2/4 Hillside Cr BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 14/10/2020
Property Type: Townhouse (Single)



2/25 Dixon Gr BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000
Method: Private Sale
Date: 11/06/2020
Property Type: Townhouse (Single)



83 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$948,000
Method: Sold Before Auction
Date: 22/09/2020
Property Type: Townhouse (Res)
Land Size: 201 sqm approx