

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

1/66 BLACKBURN ROAD 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

\$628,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2023

to

31 Mar 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

4/43 THE RIDGE BLACKBURN VIC 3130	\$646,000	20-Mar-24
1/14 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130	\$625,000	18-Feb-24
3/105 ALBION ROAD BOX HILL VIC 3128	\$620,000	23-Nov-23

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: 19 April 2024



4/43 THE RIDGE BLACKBURN VIC 3130

Sold Price

^{RS} **\$646,000** Sold Date **20-Mar-24**

2 1 -

Distance **0.67km**



1/14 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130

Sold Price

^{RS} **\$625,000** ^{UN} Sold Date **18-Feb-24**

2 1 1

Distance **1.02km**



3/105 ALBION ROAD BOX HILL VIC 3128

Sold Price

\$620,000 Sold Date **23-Nov-23**

2 1 1

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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