

## 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

2/15 STATION 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

\$740,000

&

\$814,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Blackburn

Period-from

01 May 2021

to

30 Apr 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

4/1-3 GLEN EBOR AVENUE BLACKBURN VIC 3130	\$745,000	24-Nov-21
2/1 BALDWIN ROAD BLACKBURN VIC 3130	\$1,255,000	30-Apr-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: 03 May 2022

**MANDY LEE**

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**4/1-3 GLEN EBOR AVENUE  
BLACKBURN VIC 3130**

2 2 1

Sold Price

RS

**\$745,000**

Sold Date

**24-Nov-21**

Distance

**0.66km****2/1 BALDWIN ROAD BLACKBURN  
VIC 3130**

2 2 1

Sold Price

RS

**\$1,255,000**

Sold Date

**30-Apr-22**

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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