

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Doultan Road Blackburn, 3130
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Indicative selling price

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

Range between	\$1,580,000 & \$1,680,000
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Median sale price

Median price	\$1,780,000	Property Type	NOT PROVIDED	Suburb	BLACKBURN
Period - From	12-Jul-2021	to	11-Jul-2022	Source	realestate.com.au

Comparable property sales

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	20 Jeffery Street, Blackburn, Vic 3130	\$1,753,000	04-Jun-2022
2	136 Springfield Road, Blackburn, Vic 3130	\$1,080,000	04-Jun-2022
3	86 Laurel Grove South, Blackburn, Vic 3130	\$1,670,000	13-Aug-2022

This statement of information was prepared on 09-Sep-2022 at 2:16:47 PM EST