

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

4/5 Travellyn Court Blackburn South 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Feb 2020

to

31 Jan 2021

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

5/86 Main Street Blackburn VIC 3130	\$740,000	06-Feb-21
1A Dundee Street Blackburn South VIC 3130	\$720,000	04-Nov-20
2/12 Royton Street Burwood East VIC 3151	\$662,000	06-Aug-20

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 February 2021



5/86 Main Street Blackburn VIC 3130

Sold Price

^{RS}

\$740,000

Sold Date

06-Feb-21

2 1 2

Distance

0.48km



1A Dundee Street Blackburn South VIC 3130

Sold Price

\$720,000

Sold Date

04-Nov-20

2 1 1

Distance

0.76km



2/12 Royton Street Burwood East VIC 3151

Sold Price

\$662,000

Sold Date

06-Aug-20

2 1 1

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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