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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 11 Bond Ave Blackburn South 3130

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,025,000 or range between \$* & \$

Median sale price

Median price \$1,359,000 Property Type House Suburb Blackburn South

Period - From 01/08/24 to 31/10/24 Source Proptack

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
1 138 Eley Road Burwood East	\$1,033,000	23/11/24
2 1 Streeton Court Burwood East	\$1,100,000	30/11/24
3 1 Cluney Court Blackburn South	\$1,100,000	12/12/24

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: 13/12/24