

# 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

2a Goodwin 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)

Range between \$960,000

&

\$1,050,000

### Median sale price

Median price \$1,638,500

Property Type House

Suburb Blackburn

Period - From 01/04/2021

to

30/06/2021

Source REIV

### 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	56 Bowen Rd DONCASTER EAST 3109	\$995,000	17/06/2021
2	26 Peter Av BLACKBURN NORTH 3130	\$1,040,000	27/02/2021
3	24 Tasman Av NUNAWADING 3131	\$1,000,000	27/02/2021

**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:

02/08/2021 08:59



3 2 1

**Property Type:** House  
**Land Size:** 307 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
June quarter 2021: \$1,638,500

## Comparable Properties

56 Bowen Rd DONCASTER EAST 3109 (REI)

**Agent Comments**

3 2 2

**Price:** \$995,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2021  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx



26 Peter Av BLACKBURN NORTH 3130  
(REI/VG)

**Agent Comments**

3 1 2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 417 sqm approx



24 Tasman Av NUNAWADING 3131 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx