

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

46 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Blackburn South

Period - From 01/10/2021

to

30/09/2022

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	2/5 Horkings St BLACKBURN SOUTH 3130	\$1,062,500	21/06/2022
2	12 Hawthorn Rd BLACKBURN SOUTH 3130	\$1,020,000	09/07/2022
3	11/88-90 Main St BLACKBURN 3130	\$1,000,888	11/08/2022

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:

15/11/2022 12:01



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 340 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2022: \$1,320,000

Comparable Properties



2/5 Horkings St BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

3 2 1

Price: \$1,062,500
Method: Private Sale
Date: 21/06/2022
Property Type: Unit
Land Size: 295 sqm approx

12 Hawthorn Rd BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 215 sqm approx



11/88-90 Main St BLACKBURN 3130 (REI)

Agent Comments

3 2 1

Price: \$1,000,888
Method: Private Sale
Date: 11/08/2022
Property Type: House (Res)