

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

2/21 Masons Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Blackburn

Period - From 14/04/2021

to 13/04/2022

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	1/17 Box Av FOREST HILL 3131	\$835,000	01/02/2022
2	6/235-237 Blackburn Rd BLACKBURN SOUTH 3130	\$829,500	15/12/2021
3	1c Morloc St FOREST HILL 3131	\$800,000	18/12/2021

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:

14/04/2022 12:16



 3  1  2

Property Type: Unit
Land Size: 202 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
14/04/2021 - 13/04/2022: \$860,000

Comparable Properties



1/17 Box Av FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$835,000
Method: Private Sale
Date: 01/02/2022
Property Type: Unit



6/235-237 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$829,500
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Unit



1c Morloc St FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  1

Price: \$800,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit
Land Size: 295 sqm approx