

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

2/149 Springfield Road Blackburn North 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

or range
between

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 Feb 2021

to

31 Jan 2022

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

25/12 John Street Blackburn VIC 3130	\$785,000	19-Sep-21
26/12 John Street Blackburn VIC 3130	\$820,000	15-Aug-21
2/432 Middleborough Road Blackburn VIC 3130	\$850,000	13-Nov-21

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: 05 February 2022



25/12 John Street Blackburn VIC 3130

 3  1  1

Sold Price

\$785,000

Sold Date

19-Sep-21

Distance

0.71km



26/12 John Street Blackburn VIC 3130

 3  1  1

Sold Price

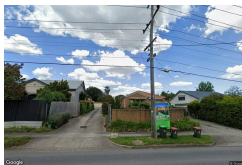
\$820,000

Sold Date

15-Aug-21

Distance

0.7km



2/432 Middleborough Road Blackburn VIC 3130

 3  2  1

Sold Price

\$850,000

Sold Date

13-Nov-21

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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