

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

1/53-55 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,150,000

Property Type Townhouse

Suburb Blackburn

Period - From 13/09/2021

to 12/09/2022

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	115 Fulton Rd BLACKBURN SOUTH 3130	\$964,250	27/08/2022
2	6b Craig St BLACKBURN SOUTH 3130	\$952,500	22/06/2022
3	1/15 Glen Ebor Av BLACKBURN 3130	\$930,000	26/08/2022

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:

13/09/2022 12:48



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

13/09/2021 - 12/09/2022: \$1,150,000

Comparable Properties



115 Fulton Rd BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$964,250

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 187 sqm approx



6b Craig St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$952,500

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 334 sqm approx



1/15 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 26/08/2022

Property Type: Unit

Land Size: 234 sqm approx