

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

9 Florence Street, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Blackburn

Period - From

01/01/2022

to

31/03/2022

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	9 Clifton St BLACKBURN 3130	\$1,237,500	19/03/2022
2	7 Clifton St BLACKBURN 3130	\$1,237,500	19/03/2022
3	9 Dickens St BLACKBURN 3130	\$1,100,000	18/06/2022

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:

25/06/2022 15:26



 3  1  2

Property Type: House
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000

Median House Price
March quarter 2022: \$1,775,000

Comparable Properties



9 Clifton St BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,237,500
Method: Private Sale
Date: 19/03/2022
Property Type: House



7 Clifton St BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,237,500
Method: Private Sale
Date: 19/03/2022
Property Type: House

9 Dickens St BLACKBURN 3130 (REI)

Agent Comments

 3  1  -

Price: \$1,100,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)