

## 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

3/18 Baldwin Road Blackburn VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/96 Main Street Blackburn VIC 3130	\$879,999	19-Oct-19
2/20 Ohara Street Blackburn VIC 3130	\$880,000	04-Oct-19
2A Elmhurst Road Blackburn VIC 3130	\$899,000	31-May-19

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: 21 November 2019



**1/96 Main Street Blackburn VIC 3130**

3 1 2

Sold Price

**\$879,999**

Sold Date

**19-Oct-19**

Distance

**0.22km**



**2/20 Ohara Street Blackburn VIC 3130**

3 1 1

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**04-Oct-19**

Distance

**1.49km**



**2A Elmhurst Road Blackburn VIC 3130**

3 1 2

Sold Price

<sup>RS</sup> **\$899,000**

Sold Date

**31-May-19**

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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