

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

6 Service Road Blackburn 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

\$1,380,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,352,750

Property type

House

Suburb

Blackburn

Period-from

01 Dec 2019

to

30 Nov 2020

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

7 Patrick Street Box Hill North VIC 3129	\$1,410,000	28-Oct-20
5 Elder Street Blackburn VIC 3130	\$1,403,000	12-Sep-20
13 Almondsbury Court Blackburn VIC 3130	\$1,425,000	15-Oct-20

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: 07 December 2020



7 Patrick Street Box Hill North VIC 3129

2 1 2

Sold Price ^{RS} **\$1,410,000** ^{UN} Sold Date **28-Oct-20**

Distance **0.57km**



5 Elder Street Blackburn VIC 3130

4 1 2

Sold Price **\$1,403,000** Sold Date **12-Sep-20**

Distance **1.71km**



13 Almondsbury Court Blackburn VIC 3130

4 2 2

Sold Price ^{RS} **\$1,425,000** ^{UN} Sold Date **15-Oct-20**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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