

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 Dobell Street Blackburn South 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Blackburn South

Period-from

01 Nov 2020

to

31 Oct 2021

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

6 Indra Road Blackburn South VIC 3130	\$990,000	06-Nov-21
2/5 Holland Road Blackburn South VIC 3130	\$1,008,000	14-Oct-21
1/134 Middleborough Road Blackburn South VIC 3130	\$938,000	11-Oct-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: 24 November 2021



6 Indra Road Blackburn South VIC 3130

3 1 2

Sold Price

^{RS} \$990,000 Sold Date 06-Nov-21

Distance 1.19km



2/5 Holland Road Blackburn South VIC 3130

3 2 2

Sold Price

^{RS} \$1,008,000 Sold Date 14-Oct-21

Distance 0.87km



1/134 Middleborough Road Blackburn South VIC 3130

3 1 1

Sold Price

^{RS} \$938,000 Sold Date 11-Oct-21

Distance 1.69km

RS = Recent sale

UN = Undisclosed Sale

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