

# 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

122 Springfield 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)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,433,500 Property Type House Suburb Blackburn

Period - From 01/01/2020 to 31/12/2020 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	3 Dale Ct BLACKBURN NORTH 3130	\$1,190,000	27/02/2021
2	172 Junction Rd NUNAWADING 3131	\$1,088,000	30/01/2021
3	23 Marshall Rd BOX HILL NORTH 3129	\$1,045,000	12/11/2020

**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: 17/03/2021 17:27



**Property Type:** Other  
(Commercial)

**Land Size:** 639.171 sqm approx

Agent Comments

## Comparable Properties



**3 Dale Ct BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

**172 Junction Rd NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,088,000

**Method:** Auction Sale

**Date:** 30/01/2021

**Property Type:** House (Res)



**23 Marshall Rd BOX HILL NORTH 3129  
(REI/VG)**

Agent Comments



**Price:** \$1,045,000

**Method:** Auction Sale

**Date:** 12/11/2020

**Property Type:** House (Res)

**Land Size:** 639 sqm approx