

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

2/5 Vine Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$880,000

&

\$940,000

Median sale price

Median price \$789,000

Property Type Unit

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	1/31 Linden St BLACKBURN 3130	\$925,000	21/11/2020
2	2/14 Stanley Gr BLACKBURN 3130	\$901,000	28/11/2020
3	7/88-90 Main St BLACKBURN 3130	\$890,000	28/02/2021

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:

01/04/2021 16:06

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Indicative Selling Price

\$880,000 - \$940,000

Median Unit Price

Year ending December 2020: \$789,000



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties



1/31 Linden St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 21/11/2020

Property Type: Townhouse (Single)

Land Size: 312 sqm approx

2/14 Stanley Gr BLACKBURN 3130 (VG)

Agent Comments

3 - -

Price: \$901,000

Method: Sale

Date: 28/11/2020

Property Type: Flat/Unit/Apartment (Res)



7/88-90 Main St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$890,000

Method: Private Sale

Date: 28/02/2021

Property Type: Townhouse (Res)