

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

2/119 HOLLAND ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Apr 2023

to

31 Mar 2024

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

5/14-16 MASONS ROAD BLACKBURN VIC 3130	\$731,000	21-Mar-24
3/14-16 MASONS ROAD BLACKBURN VIC 3130	\$682,000	18-Apr-24
9/92-94 MAIN STREET BLACKBURN VIC 3130	\$722,000	11-Nov-23

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: 27 April 2024



**5/14-16 MASONS ROAD
BLACKBURN VIC 3130**

 2  1  1

Sold Price **\$731,000** Sold Date **21-Mar-24**

Distance **1.38km**



**3/14-16 MASONS ROAD
BLACKBURN VIC 3130**

 2  1  1

Sold Price ^{RS} **\$682,000** Sold Date **18-Apr-24**

Distance **1.39km**



**9/92-94 MAIN STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price **\$722,000** Sold Date **11-Nov-23**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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