

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

2/6 Marian Court 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

\$889,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2020

to

30 Nov 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

| | | |
|---|-------------|-----------|
| 2/432 Middleborough Road Blackburn VIC 3130 | \$850,000 | 13-Nov-21 |
| 29A Kerr Street Blackburn VIC 3130 | \$965,000 | 20-Oct-21 |
| 3/2 John Street Blackburn VIC 3130 | \$1,010,000 | 08-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: 15 December 2021

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2/432 Middleborough Road
Blackburn VIC 3130

Sold Price

RS \$850,000 Sold Date 13-Nov-21

 3 2 1

Distance 1.3km



29A Kerr Street Blackburn VIC 3130

Sold Price

RS \$965,000 Sold Date 20-Oct-21

 2  2  1

Distance 1.9km



3/2 John Street Blackburn VIC 3130

Sold Price

\$1,010,000 Sold Date **08-Oct-21**

 3 2 1

Distance 1.91km

RS = Recent sale UN = Undisclosed Sale

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