

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

2/25 Dixon Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,030,000

&

\$1,130,000

Median sale price

Median price \$733,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2019

to

31/03/2020

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	2/15 Whitehorse Rd BLACKBURN 3130	\$1,145,000	08/02/2020
2	3/5 Vine St BLACKBURN 3130	\$1,111,000	21/02/2020
3	3/3 Frankcom St BLACKBURN 3130	\$1,056,000	23/11/2019

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:

13/05/2020 15:54



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,030,000 - \$1,130,000

Median Unit Price

Year ending March 2020: \$733,000

Comparable Properties



2/15 Whitehorse Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,145,000

Method: Auction Sale

Date: 08/02/2020

Rooms: 7

Property Type: Townhouse (Res)



3/5 Vine St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,111,000

Method: Sold Before Auction

Date: 21/02/2020

Rooms: 6

Property Type: Townhouse (Res)



3/3 Frankcom St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,056,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)