

# 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

2/186 Blackburn Road, Blackburn South 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 \$780,000 & \$830,000

### Median sale price

Median price \$953,000 Property Type Unit Suburb Blackburn South

Period - From 01/04/2022 to 30/06/2022 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	29a Dobell St BLACKBURN SOUTH 3130	\$900,000	21/06/2022
2	1/8 Ayr St BLACKBURN SOUTH 3130	\$874,000	28/05/2022
3	6/26-28 Fulton Rd BLACKBURN SOUTH 3130	\$822,000	13/08/2022




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:

11/09/2022 10:52



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der  
room

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median Unit Price**  
June quarter 2022: \$953,000

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Agent Comments**  
3 on the block OC Fees approx. \$800 per year

## Comparable Properties



**29a Dobell St BLACKBURN SOUTH 3130 (REI)** Agent Comments

 3  1  2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 21/06/2022  
**Property Type:** Unit  
**Land Size:** 315 sqm approx



**1/8 Ayr St BLACKBURN SOUTH 3130 (REI/VG)** Agent Comments

 3  1  1

**Price:** \$874,000  
**Method:** Auction Sale  
**Date:** 28/05/2022  
**Property Type:** Unit



**6/26-28 Fulton Rd BLACKBURN SOUTH 3130 (REI)** Agent Comments

 3  1  2

**Price:** \$822,000  
**Method:** Auction Sale  
**Date:** 13/08/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 182 sqm approx

**Account - The One Real Estate (AU) | P: 03 7007 5707**