

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

3/7 Main Street 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2019

to

30 Nov 2020

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

3/18 South Parade Blackburn VIC 3130	\$1,085,000	06-Aug-20
2/4 Hillside Crescent Blackburn VIC 3130	\$1,080,000	14-Oct-20
2/25 Dixon Grove Blackburn VIC 3130	\$1,060,000	11-Jun-20

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: 10 December 2020

**OBrien**

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**3/18 South Parade Blackburn VIC 3130**

Sold Price

\$1,085,000Sold Date **06-Aug-20**

3 2 1

Distance

0.51km**2/4 Hillside Crescent Blackburn VIC 3130**

Sold Price

^{RS}**\$1,080,000**Sold Date **14-Oct-20**

3 2 2

Distance

1.02km**2/25 Dixon Grove Blackburn VIC 3130**

Sold Price

\$1,060,000Sold Date **11-Jun-20**

3 2 2

Distance

1.21km**3/39 McKean Street Box Hill North VIC 3129**

Sold Price

\$970,000Sold Date **27-Nov-20**

3 2 2

Distance

1.57km**RS** = Recent sale**UN** = Undisclosed Sale

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