

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

104/286-290 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$440,000 & \$465,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Glen Waverley

Period - From 10/08/2020 to 09/08/2021 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	208/286-290 Blackburn Rd GLEN WAVERLEY 3150	\$502,500	30/06/2021
2	3/280 Blackburn Rd GLEN WAVERLEY 3150	\$468,000	05/03/2021
3	6/280 Blackburn Rd GLEN WAVERLEY 3150	\$462,000	05/04/2021

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: 10/08/2021 15:16

104/286-290 Blackburn Road, Glen Waverley Vic 3150



Ross-Hunt
real estate

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Indicative Selling Price

\$440,000 - \$465,000

Median Unit Price

10/08/2020 - 09/08/2021: \$742,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



208/286-290 Blackburn Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$502,500

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment



3/280 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

2 2 1

Price: \$468,000

Method: Private Sale

Date: 05/03/2021

Property Type: Apartment



6/280 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

2 2 1

Price: \$462,000

Method: Private Sale

Date: 05/04/2021

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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