

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

610 Blackburn Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,481,000

Property Type House

Suburb Blackburn

Period - From 11/08/2022

to

10/08/2023

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.~~

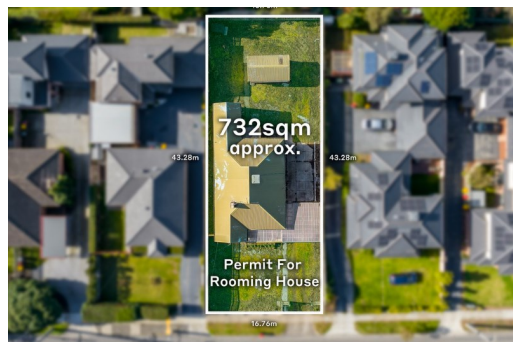
	Address of comparable property	Price	Date of sale
1	448 Ferntree Gully Rd NOTTING HILL 3168	\$955,000	01/04/2023
2	10 Cappella Ct GLEN WAVERLEY 3150	\$950,000	17/02/2023
3			

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:

11/08/2023 13:49



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Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
11/08/2022 - 10/08/2023: \$1,481,000

Comparable Properties

448 Ferntree Gully Rd NOTTING HILL 3168
(REI/VG)

Agent Comments

3 1 1

Price: \$955,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 731 sqm approx



10 Cappella Ct GLEN WAVERLEY 3150 (VG)

Agent Comments

2 - -

Price: \$950,000
Method: Sale
Date: 17/02/2023
Property Type: House (Res)
Land Size: 970 sqm approx

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.