

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
23 Malabar Road 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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,297,500

*House

X

*Unit

Suburb

Blackburn

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

1/10 Downing Street Blackburn VIC 3130	\$775,000	04-Jan-19
18 Kinkora Road Blackburn VIC 3130	\$905,000	16-Mar-19
16 Beverley Crescent Blackburn VIC 3130	\$810,000	31-Jan-19

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.~~

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1/10 Downing Street Blackburn VIC 3130 Sold Price **\$775,000** Sold Date **04-Jan-19**
 Distance **0.4km**
 2 1 2



18 Kinkora Road Blackburn VIC 3130 Sold Price ^{RS} **\$905,000** Sold Date **16-Mar-19**
 Distance **0.48km**
 3 2 1



16 Beverley Crescent Blackburn VIC 3130 Sold Price **\$810,000**^{UN} Sold Date **31-Jan-19**
 Distance **0.84km**
 4 2 1

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

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