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

56 Gardenia Street Blackburn VIC 3130

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$2,000,000	&	\$2,145,000						
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$1.352.750	Property type	House	Suburb	Blackburn					

30 Nov 2020

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2019

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.

to

Address of comparable property	Price	Date of sale	
70 Gardenia Street Blackburn VIC 3130	\$2,122,000	13-Oct-20	
10 Walsham Road Blackburn VIC 3130	\$2,000,000	22-Oct-20	
7 Parkside Street Blackburn VIC 3130	\$2,185,000	03-Oct-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: 14 December 2020

Source

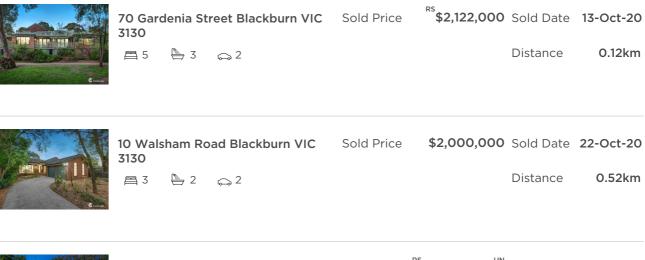


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E anthony.molinaro@obre.com.au



	7 Parkside Street Blackburn VIC 3130			Sold Price	^{RS} \$2,185,000	Sold Date	03-Oct-20
Niveliones	酉 4	3	ç, 2			Distance	0.83km

RS = Recent sale UN = Undisclosed Sale

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