

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

211/22 Blackburn Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$804,500

Median sale price

Median price

\$733,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/04/2019

to

31/03/2020

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	3/40 Cootamundra CR BLACKBURN 3130	\$835,000	17/04/2020
2	3/178 Central Rd NUNAWADING 3131	\$833,000	23/04/2020
3	3/101 Albion Rd BOX HILL 3128	\$810,000	04/12/2019

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:

06/05/2020 11:15

211/22 Blackburn Road, Blackburn Vic 3130



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Indicative Selling Price

\$804,500

Median Unit Price

Year ending March 2020: \$733,000



Property Type: Apartment

Agent Comments

Comparable Properties



3/40 Cootamundra CR BLACKBURN 3130 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 17/04/2020

Rooms: 6

Property Type: Townhouse (Single)



3/178 Central Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$833,000

Method: Sold Before Auction

Date: 23/04/2020

Rooms: 5

Property Type: Unit

Land Size: 219 sqm approx



3/101 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 04/12/2019

Property Type: Townhouse (Single)

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.