

## 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

20 Elmhurst Road Blackburn VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Blackburn

Period-from

01 Aug 2020

to

31 Jul 2021

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 6 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 474 Middleborough Road Blackburn VIC 3130 | \$1,100,000 | 09-Apr-21 |
| 9 Merle Street Blackburn North VIC 3130   | \$1,200,000 | 16-May-21 |
| 116 Surrey Road Blackburn North VIC 3130  | \$1,181,000 | 01-May-21 |

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: 03 August 2021


**474 Middleborough Road  
Blackburn VIC 3130**
 3    1    1

Sold Price   **\$1,100,000**   Sold Date   **09-Apr-21**

Distance   **0.26km**

**9 Merle Street Blackburn North VIC  
3130**
 3    -    -

Sold Price   **\$1,200,000**   Sold Date   **16-May-21**

Distance   **1.29km**

**116 Surrey Road Blackburn North  
VIC 3130**
 3    1    1

Sold Price   <sup>RS</sup> **\$1,181,000**   Sold Date   **01-May-21**

Distance   **1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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