

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

2/4 Fir Street 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2020

to

31 Oct 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

1/180 Surrey Road Blackburn VIC 3130	\$655,000	27-Jun-21
2/117A Surrey Road Blackburn North VIC 3130	\$617,000	07-Nov-21
3/340-342 Springfield Road Nunawading VIC 3131	\$644,999	26-Jun-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: 11 November 2021



1/180 Surrey Road Blackburn VIC 3130

 2  1  1

Sold Price

\$655,000

Sold Date

27-Jun-21

Distance

0.11km



2/117A Surrey Road Blackburn North VIC 3130

 2  1  1

Sold Price

^{RS} **\$617,000**

Sold Date

07-Nov-21

Distance

0.52km



3/340-342 Springfield Road Nunawading VIC 3131

 2  1  1

Sold Price

\$644,999

Sold Date

26-Jun-21

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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