

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

3/27 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$840,250

Property Type Unit

Suburb Blackburn

Period - From 01/07/2020

to 30/06/2021

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	2/27 Laburnum St BLACKBURN 3130	\$1,150,000	13/06/2021
2	1/1 Cunningham St BOX HILL 3128	\$1,190,000	17/04/2021
3	3/48 Victoria St BOX HILL 3128	\$1,195,000	20/03/2021

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:

02/08/2021 13:41



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Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/27 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

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Price: \$1,150,000

Method: Auction Sale

Date: 13/06/2021

Property Type: Townhouse (Res)

1/1 Cunningham St BOX HILL 3128 (REI)

Agent Comments

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Price: \$1,190,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)



3/48 Victoria St BOX HILL 3128 (REI/VG)

Agent Comments

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Price: \$1,195,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)