

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

129 Central Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Blackburn

Period - From 01/10/2019

to 30/09/2020

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	Lot 2/205 Central Rd NUNAWADING 3131	\$1,780,000	31/10/2020
2	12 Badenoch St BLACKBURN 3130	\$1,768,000	12/12/2020
3	4 Wolseley Cr BLACKBURN 3130	\$1,652,000	26/10/2020

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:

16/12/2020 10:21



5 2 1

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



Lot 2/205 Central Rd NUNAWADING 3131 (REI) Agent Comments

4 2 4

Price: \$1,780,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 733 sqm approx



12 Badenoch St BLACKBURN 3130 (REI)

Agent Comments

6 6 2

Price: \$1,768,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 686 sqm approx



4 Wolseley Cr BLACKBURN 3130 (REI)

Agent Comments

5 3 2

Price: \$1,652,000

Method: Sold Before Auction

Date: 26/10/2020

Property Type: House (Res)

Land Size: 661 sqm approx