Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Blackburn Vic 3130

Indicative selling price

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

Range between	\$950,000	&	\$1,020,000

Median sale price

Median price	\$559,500	Pro	perty Type Uni	t		Suburb	Blackburn
Period - From	01/01/2023	to	31/03/2023	So	urce	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

7,0	areas or comparable property	1 1100	Date of Sale
1	1/14 Canora St BLACKBURN SOUTH 3130	\$1,002,000	22/04/2023
2	1/15 Branksome Gr BLACKBURN SOUTH 3130	\$965,000	16/02/2023
3	1a Duckham St BLACKBURN 3130	\$940,000	11/03/2023

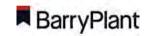
OR

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:	02/05/2023 16:17
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Date of sale







Property Type: Unit Agent Comments

Indicative Selling Price \$950,000 - \$1,020,000 Median Unit Price March quarter 2023: \$559,500

Comparable Properties



1/14 Canora St BLACKBURN SOUTH 3130

(REI)

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2

2

Price: \$1,002,000 Method: Auction Sale Date: 22/04/2023 Property Type: Unit Land Size: 303 sqm approx

1/15 Branksome Gr BLACKBURN SOUTH 3130 Agent Comments

(REI)

- 2

6 2

Price: \$965,000 Method: Private Sale Date: 16/02/2023 Property Type: Unit

Land Size: 336 sqm approx



1a Duckham St BLACKBURN 3130 (REI)

=| 3

— 1

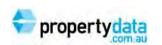
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Price: \$940,000 Method: Auction Sale Date: 11/03/2023

Property Type: House (Res) **Land Size:** 242 sqm approx

Account - Barry Plant | P: 03 9842 8888





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Agent Comments

Agent Comments