

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

2/6 Molleton Street, 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

Property Type Unit

Suburb Blackburn

Period - From 01/01/2023

to

31/03/2023

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	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



 3  2  2

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)

Agent Comments

 3  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 (REI)

Agent Comments

 3  2  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)

Agent Comments

 3  1  2

Price: \$940,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 242 sqm approx