

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

105/1-5 Neil Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$889,000 Property Type Unit Suburb Blackburn South

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	3/40 Station St BURWOOD 3125	\$701,111	24/02/2021
2	1/20 Aberdeen Rd BLACKBURN SOUTH 3130	\$669,999	10/02/2021
3	3/21 Haig St BOX HILL SOUTH 3128	\$680,000	05/08/2020

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:

26/07/2021 13:17



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Property Type: Apartment

Land Size: 85.2 sqm approx

Agent Comments

Comparable Properties

3/40 Station St BURWOOD 3125 (VG)

Agent Comments

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Price: \$701,111

Method: Sale

Date: 24/02/2021

Property Type: Flat/Unit/Apartment (Res)



1/20 Aberdeen Rd BLACKBURN SOUTH 3130 (VG)

Agent Comments

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Price: \$669,999

Method: Sale

Date: 10/02/2021

Property Type: Flat/Unit/Apartment (Res)

3/21 Haig St BOX HILL SOUTH 3128 (VG)

Agent Comments

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Price: \$680,000

Method: Sale

Date: 05/08/2020

Property Type: Flat/Unit/Apartment (Res)