

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

2/9 Station Street Blackburn VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

3/1-3 Glen Ebor Avenue Blackburn VIC 3130	\$688,000	21-Dec-19
3/406 Middleborough Road Blackburn VIC 3130	\$650,000	31-Aug-19
3/11 Station Street Blackburn VIC 3130	\$705,000	26-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 25 January 2020



**3/1-3 Glen Ebor Avenue Blackburn
VIC 3130**

 2  1  1

Sold Price

\$688,000

Sold Date

21-Dec-19

Distance

0.68km



**3/406 Middleborough Road
Blackburn VIC 3130**

 2  1  1

Sold Price

\$650,000

Sold Date

31-Aug-19

Distance

0.95km



**3/11 Station Street Blackburn VIC
3130**

 2  1  1

Sold Price

\$705,000

Sold Date

26-Aug-19

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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