

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

2/2 BOYD STREET BLACKBURN SOUTH 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/1 DAROOK STREET BLACKBURN SOUTH VIC 3130	\$1,300,000	08-Oct-21
7A ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,385,000	04-Dec-21
2A VERNON STREET BLACKBURN SOUTH VIC 3130	\$1,215,000	12-Feb-22

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: 29 March 2022



**1/1 DAROOK STREET BLACKBURN
SOUTH VIC 3130**

3 2 2

Sold Price

\$1,300,000

Sold Date

08-Oct-21

Distance

0.26km



**7A ORCHARD GROVE BLACKBURN
SOUTH VIC 3130**

3 2 2

Sold Price

^{RS} **\$1,385,000**

Sold Date

04-Dec-21

Distance

-



**2A VERNON STREET BLACKBURN
SOUTH VIC 3130**

3 2 2

Sold Price

\$1,215,000

Sold Date

12-Feb-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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