

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

1/12 Gardenia Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$830,250

Property Type Unit

Suburb Blackburn

Period - From 01/04/2020

to 31/03/2021

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	3/38 Packham St BOX HILL NORTH 3129	\$1,225,000	01/05/2021
2	24/468 Middleborough Rd BLACKBURN 3130	\$1,200,000	16/03/2021
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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:

11/05/2021 16:37



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Property Type: Unit
Land Size: 254 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
Year ending March 2021: \$830,250

Comparable Properties



3/38 Packham St BOX HILL NORTH 3129 (REI) **Agent Comments**

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Price: \$1,225,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Unit

24/468 Middleborough Rd BLACKBURN 3130 (VG) **Agent Comments**

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Price: \$1,200,000
Method: Sale
Date: 16/03/2021
Property Type: Strata Unit/Flat

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.