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

6/15 Station Street, Blackburn Vic 3130

Indicative selling price

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

Range between | $790,000 | & | $860,000

Median sale price

| Median price | $845,250 | Property Type | Unit | Suburb | Blackburn |

| Period - From | 01/01/2021 | 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 7/88-90 Main St BLACKBURN 3130	$890,000	28/02/2021
2 23b Gunyah Rd BLACKBURN NORTH 3130	$878,000	08/05/2021
3 203/202 Surrey Rd BLACKBURN 3130	$770,000	20/03/2021

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 11:16

CONSUMER AFFAIRS VICTORIA

🛏 2   🛁 2   🚗 1

Property Type: Unit

Agent Comments

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Comparable Properties

7/88-90 Main St BLACKBURN 3130 (REI)

🛏 3   🛁 2   🚗 2

Price: $890,000
Method: Private Sale
Date: 28/02/2021
Property Type: Townhouse (Res)

Agent Comments

23b Gunyah Rd BLACKBURN NORTH 3130 (REI)

🛏 3   🛁 2   🚗 2

Price: $878,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Single)
Land Size: 193 sqm approx

Agent Comments

203/202 Surrey Rd BLACKBURN 3130 (REI)

🛏 3   🛁 2   🚗 2

Price: $770,000
Method: Private Sale
Date: 20/03/2021
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700