

# 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 11 Doulton Road, Blackburn, VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,260,000 & \$1,380,000

### Median sale price

Median price \$1,519,000 Property Type House Suburb Blackburn (3130)

Period - From 28/05/2020 to 28/05/2021 Source Realestate

### Comparable property sales

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
3 GERBERA COURT, BLACKBURN NORTH VIC 3130	\$1,272,500	03/06/2021
17 KAREN STREET, BOX HILL NORTH VIC 3129	\$1,350,000	15/05/2021
35 DIANA DRIVE, BLACKBURN NORTH VIC 3130	\$1,288,000	24/04/2021

This Statement of Information was prepared on: 11/06/2021