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

1/164 Springfield Road 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	\$680,000	&	\$748,000				
Median sale price								

(*Delete house or unit as applicable)

Median Price	\$800,000	Property type		Unit		Suburb	Blackburn
Period-from	01 Aug 2020	to	31 Jul 2	ul 2021 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
1/114 Surrey Road Blackburn North VIC 3130	\$737,000	21-Apr-21
1/71 Maple Street Blackburn VIC 3130	\$741,000	31-Mar-20
2/5 Clare Street Blackburn VIC 3130	\$685,999	04-Apr-20

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: 30 August 2021



consumer.vic.gov.au



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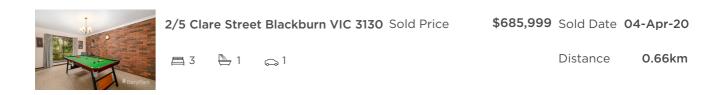


	1/114 So VIC 313	-	ad Blackburn North	Sold Price	\$737,000	Sold Date	21-Apr-21
Geot	a 2	1	_ධ 2			Distance	0.28km



 1/71 Maple Street Blackburn VIC
 Sold Price
 \$741,000
 Sold Date
 31-Mar-20

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RS = Recent sale UN = Undisclosed Sale

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