

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

3/25 Dewrang Crescent 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2020

to

31 Oct 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

2/1 Malabar Road Blackburn VIC 3130	\$1,070,000	20-Nov-21
2/5 Lithgow Avenue Blackburn VIC 3130	\$1,025,000	06-Nov-21
66 William Street Box Hill VIC 3128	\$1,090,000	10-Jul-21

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: 22 November 2021



2/1 Malabar Road Blackburn VIC 3130

Sold Price

^{RS} **\$1,070,000**

Sold Date

20-Nov-21

3

2

2

Distance

0.22km



2/5 Lithgow Avenue Blackburn VIC 3130

Sold Price

^{RS} **\$1,025,000**

Sold Date

06-Nov-21

3

2

2

Distance

0.43km



66 William Street Box Hill VIC 3128

Sold Price

\$1,090,000

Sold Date

10-Jul-21

3

3

2

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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