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	2/27-29 CANTERBURY 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	$1,700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$731,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Nov 2023	to	31 Oct 2024	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
41-43 BRANKSOME GROVE BLACKBURN SOUTH VIC 3130	$1,380,000	07-Jul-24
1/4 CAMELIA STREET BOX HILL VIC 3128	$1,571,000	24-Feb-24
32A ROBERTS AVENUE BOX HILL SOUTH VIC 3128	$1,995,000	05-Jun-24

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: 24 November 2024

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41-43 BRANKSOME GROVE BLACKBURN SOUTH VIC 3130

4 3 2

Sold Price RS $1,380,000 Sold Date 07-Jul-24

Distance 0.62km



1/4 CAMELIA STREET BOX HILL VIC 3128

4 3 2

Sold Price $1,571,000 Sold Date 24-Feb-24

Distance 1.54km



32A ROBERTS AVENUE BOX HILL SOUTH VIC 3128

4 3 2

Sold Price $1,995,000 Sold Date 05-Jun-24

Distance 1.86km

RS = Recent sale **UN** = Undisclosed Sale

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