

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

G07/20-22 CANTERBURY ROAD BLACKBURN SOUTH 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Blackburn South

Period-from

01 May 2024

to

30 Apr 2025

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

302/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$660,000	29-Apr-25
112/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$648,000	11-Jan-25
613/545 STATION STREET BOX HILL VIC 3128	\$618,000	17-Jan-25

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.~~

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302/28 FOUNDATION BOULEVARD Sold Price

^{RS} **\$660,000** Sold Date **29-Apr-25**

2 2 1

Distance **1.95km**

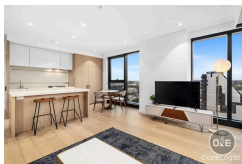


112/28 FOUNDATION BOULEVARD Sold Price

\$648,000 Sold Date **11-Jan-25**

2 2 1

Distance **1.95km**



613/545 STATION STREET BOX HILL VIC 3128

Sold Price

\$618,000 Sold Date **17-Jan-25**

2 2 1

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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