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

1/13A Railway Road, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$480,000		&		\$520,000			
Median sale pr	rice							
Median price	\$545,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	17/11/2022	to	16/11/2023		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/4 Wreford Rd BLACKBURN SOUTH 3130	\$520,000	30/05/2023
2			
3			

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 six months.

This Statement of Information was prepared on:

17/11/2023 14:57









Property Type: Land Size: 128 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 17/11/2022 - 16/11/2023: \$545,000

Comparable Properties



3/4 Wreford Rd BLACKBURN SOUTH 3130 (REI/VG)



Price: \$520,000 Method: Private Sale Date: 30/05/2023 Property Type: Unit Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.

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