

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

1/162 Blackburn Road, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,199,000 Property Type Townhouse Suburb Blackburn South

Period - From 17/11/2022 to 16/11/2023 Source 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 six 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	280 Middleborough Rd BLACKBURN SOUTH 3130	\$1,130,000	25/10/2023
2	15/1 Royton St BURWOOD EAST 3151	\$1,077,500	16/09/2023
3	8/125-129 Hawthorn Rd FOREST HILL 3131	\$1,025,000	09/09/2023

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 15:13



 4  2  2

Property Type: Townhouse (Res)

Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Townhouse Price

17/11/2022 - 16/11/2023: \$1,199,000

Comparable Properties



**280 Middleborough Rd BLACKBURN SOUTH
3130 (REI)**

Agent Comments

 3  3  1

Price: \$1,130,000

Method: Private Sale

Date: 25/10/2023

Property Type: Townhouse (Single)

Land Size: 309 sqm approx

15/1 Royton St BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  2

Price: \$1,077,500

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)



**8/125-129 Hawthorn Rd FOREST HILL 3131
(REI)**

Agent Comments

 3  2  2

Price: \$1,025,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)

Land Size: 211 sqm approx

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