

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

1/21 Masons Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2022 to 31/03/2023 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	2/49 Laburnum St BLACKBURN 3130	\$835,500	18/03/2023
2	3/231 Canterbury Rd BLACKBURN 3130	\$745,000	18/03/2023
3	8/160-162 Surrey Rd BLACKBURN 3130	\$658,000	03/04/2023

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:

16/06/2023 17:32

1/21 Masons Road, Blackburn Vic 3130



Christine Bafas
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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2023: \$690,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/49 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$835,500

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit

Land Size: 200 sqm approx



3/231 Canterbury Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 2

Price: \$745,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit



8/160-162 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$658,000

Method: Private Sale

Date: 03/04/2023

Property Type: Unit

Land Size: 162 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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