

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

1/239 BLACKBURN 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Jun 2022

to

31 May 2023

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

3/235-237 BLACKBURN ROAD BLACKBURN SOUTH VIC 3130	\$788,000	30-Mar-23
5/307-309 CANTERBURY ROAD FOREST HILL VIC 3131	\$855,000	07-Jun-23
1/28 HAWTHORN ROAD BURWOOD EAST VIC 3151	\$750,000	24-Mar-23

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: 22 June 2023



**3/235-237 BLACKBURN ROAD
BLACKBURN SOUTH VIC 3130**

3 1 2

Sold Price **\$788,000** Sold Date **30-Mar-23**

Distance **0.06km**



**5/307-309 CANTERBURY ROAD
FOREST HILL VIC 3131**

3 1 2

Sold Price ^{RS} **\$855,000** Sold Date **07-Jun-23**

Distance **1.9km**



**1/28 HAWTHORN ROAD
BURWOOD EAST VIC 3151**

3 2 1

Sold Price **\$750,000** Sold Date **24-Mar-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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