

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

1/255 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

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

Unit

Suburb

Blackburn South

Period-from

11 Oct 2023

to

11 Apr 2024

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

| | | |
|---|-----------|-----------|
| 8/41-45 GLEBE STREET FOREST HILL VIC 3131 | \$783,000 | 17-Feb-24 |
| 9 ENFIELD PLACE FOREST HILL VIC 3131 | \$792,000 | 29-Nov-23 |
| 9/92-94 MAIN STREET BLACKBURN VIC 3130 | \$722,000 | 11-Nov-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: 11 April 2024