

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

1/66 BLACKBURN ROAD BLACKBURN 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

\$668,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2023

to

31 Jan 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

18/305 CANTERBURY ROAD FOREST HILL VIC 3131	\$690,000	01-Jan-24
7/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$665,500	25-Nov-23
2/8-10 ALBERT STREET BLACKBURN VIC 3130	\$683,000	09-Sep-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: 16 February 2024