

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 Service Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,518,500 Property Type House Suburb Blackburn

Period - From 01/10/2022 to 30/09/2023 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	1/316 Middleborough Rd BLACKBURN 3130	\$1,295,000	23/09/2023
2	2/125 Main St BLACKBURN 3130	\$1,280,000	28/10/2023
3	280 Middleborough Rd BLACKBURN SOUTH 3130	\$1,130,000	25/10/2023

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:

20/11/2023 16:18



Property Type: House (Previously Occupied - Detached)

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



1/316 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,295,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)



2/125 Main St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



280 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 25/10/2023

Property Type: Townhouse (Single)

Land Size: 309 sqm approx