

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

147 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 to 30/06/2023 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	30 Panorama Dr FOREST HILL 3131	\$2,104,000	06/05/2023
2	50 Holland Rd BLACKBURN SOUTH 3130	\$1,889,000	12/08/2023
3	102a Orchard Gr BLACKBURN SOUTH 3130	\$1,875,000	12/05/2023

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:

21/08/2023 12:37



Property Type: House
Land Size: 617 sqm approx
Agent Comments

Comparable Properties



30 Panorama Dr FOREST HILL 3131 (REI/VG) Agent Comments



Price: \$2,104,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 673 sqm approx



50 Holland Rd BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,889,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 780 sqm approx



102a Orchard Gr BLACKBURN SOUTH 3130 (REI/VG) Agent Comments



Price: \$1,875,000
Method: Private Sale
Date: 12/05/2023
Property Type: House
Land Size: 586 sqm approx