

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

2/7 DOULTON 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

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Sep 2023

to

01 Mar 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

3/11 CLARE STREET BLACKBURN VIC 3130	\$749,000	18-Nov-23
2/47 THAMES STREET BOX HILL VIC 3128	\$720,000	27-Oct-23
3/2 SIMPSONS ROAD BOX HILL VIC 3128	\$736,000	03-Feb-24

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: 01 March 2024



**3/11 CLARE STREET BLACKBURN
VIC 3130**

2 1 1

Sold Price

\$749,000

Sold Date

18-Nov-23

Distance

1.37km



**2/47 THAMES STREET BOX HILL
VIC 3128**

2 1 1

Sold Price

\$720,000

Sold Date

27-Oct-23

Distance

1.43km



**3/2 SIMPSONS ROAD BOX HILL
VIC 3128**

2 1 1

Sold Price

^{RS} **\$736,000**

Sold Date

03-Feb-24

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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