

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 Gardenia Street, 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 \$1,134,694 Property Type Townhouse Suburb Blackburn

Period - From 15/09/2022 to 14/09/2023 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	3/3 Laburnum St BLACKBURN 3130	\$1,322,500	02/09/2023
2	1/6 Baldwin Rd BLACKBURN 3130	\$1,240,000	03/06/2023
3	1/37 Esdale St BLACKBURN 3130	\$1,159,000	09/09/2023

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: 15/09/2023 15:37



 3
  2
  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

15/09/2022 - 14/09/2023: \$1,134,694

Comparable Properties



3/3 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

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  2

Price: \$1,322,500

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

Land Size: 337 sqm approx



1/6 Baldwin Rd BLACKBURN 3130 (REI)

Agent Comments

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  2
  2

Price: \$1,240,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 332 sqm approx



1/37 Esdale St BLACKBURN 3130 (REI)

Agent Comments

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  2
  2

Price: \$1,159,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit

Land Size: 263 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111