

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

204/20-22 CANTERBURY ROAD BLACKBURN SOUTH 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Dec 2022

to

30 Nov 2023

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

1102/11 PROSPECT STREET BOX HILL VIC 3128	\$650,000	06-Oct-23
1706/11 PROSPECT STREET BOX HILL VIC 3128	\$655,775	27-Jul-23
409/15 IRVING AVENUE BOX HILL VIC 3128	\$660,000	10-Nov-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: 04 December 2023



1102/11 PROSPECT STREET BOX HILL VIC 3128

2 2 1

Sold Price **\$650,000** Sold Date **06-Oct-23**

Distance **2.13km**



1706/11 PROSPECT STREET BOX HILL VIC 3128

2 2 1

Sold Price **\$655,775** Sold Date **27-Jul-23**

Distance **2.13km**



409/15 IRVING AVENUE BOX HILL VIC 3128

2 2 1

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **10-Nov-23**

Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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