

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

21 EDINBURGH 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,289,000

Property type

House

Suburb

Blackburn South

Period-from

04 Jul 2022

to

03 Jul 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

4 INDRA ROAD BLACKBURN SOUTH VIC 3130	\$1,105,000	16-Feb-23
96 ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,100,000	06-Feb-23
20 SYLVIA STREET BLACKBURN SOUTH VIC 3130	\$1,132,500	04-Feb-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: 03 July 2023