

# 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

2a Junction Road, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,120,888 Property Type Townhouse Suburb Blackburn North

Period - From 02/08/2022 to 01/08/2023 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	1/492 Middleborough Rd BLACKBURN 3130	\$1,075,000	10/07/2023
2	2/69 Russell Cr DONCASTER EAST 3109	\$1,060,000	01/04/2023
3	1/20 South Pde BLACKBURN 3130	\$1,000,000	24/04/2023

**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: 02/08/2023 12:42