

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

3/53-55 CANTERBURY 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

\$910,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2022

to

31 Oct 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

3/8 PRINCE STREET BOX HILL SOUTH VIC 3128	\$925,000	19-Oct-23
6/60-62 SOUTH PARADE BLACKBURN VIC 3130	\$925,000	05-Sep-23
2/4 BARKLY STREET BOX HILL VIC 3128	\$975,000	03-Jul-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: 14 November 2023


**3/8 PRINCE STREET BOX HILL
SOUTH VIC 3128**
 3
  2
  2

 Sold Price ^{RS} **\$925,000** ^{UN} Sold Date **19-Oct-23**

 Distance **1.19km**

**6/60-62 SOUTH PARADE
BLACKBURN VIC 3130**
 3
  2
  2

 Sold Price ^{RS} **\$925,000** Sold Date **05-Sep-23**

 Distance **1.27km**

**2/4 BARKLY STREET BOX HILL VIC
3128**
 3
  2
  2

 Sold Price **\$975,000** Sold Date **03-Jul-23**

 Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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