

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

4/32-34 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Jan 2023

to

31 Dec 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

3/53-55 CANTERBURY ROAD BLACKBURN VIC 3130	\$908,000	17-Dec-23
6/60-62 SOUTH PARADE BLACKBURN VIC 3130	\$925,000	31-Aug-23
3/7 COURT STREET BOX HILL VIC 3128	\$965,000	14-Sep-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: 17 January 2024


**3/53-55 CANTERBURY ROAD
BLACKBURN VIC 3130**
 3  2  2

 Sold Price ^{RS} **\$908,000** ^{UN} Sold Date **17-Dec-23**

 Distance **0.24km**

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

 Sold Price **\$925,000** Sold Date **31-Aug-23**

 Distance **1.45km**

**3/7 COURT STREET BOX HILL VIC
3128**
 3  2  1

 Sold Price **\$965,000** Sold Date **14-Sep-23**

 Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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