

# 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 5/14-16 Masons Road, Blackburn 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 \$700,000 & \$740,000

### Median sale price

Median price \$785,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 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	2/92-94 Main St BLACKBURN 3130	\$815,000	24/02/2024
2	3/11 Clare St BLACKBURN 3130	\$749,000	18/11/2023
3	4/19-21 Glen Ebor Av BLACKBURN 3130	\$700,000	23/11/2023

**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: 26/02/2024 16:56

5/14-16 Masons Road, Blackburn Vic 3130



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**Indicative Selling Price**

\$700,000 - \$740,000

**Median Unit Price**

December quarter 2023: \$785,000



**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/92-94 Main St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$815,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit



**3/11 Clare St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$749,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Unit

**Land Size:** 180 sqm approx



**4/19-21 Glen Ebor Av BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Unit

**Account - Jellis Craig | P: (03) 9908 5700**



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