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	2/54 Blackburn Rd, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $820,000 & $902,000

Median sale price

Median price $700,000 Property Type Unit Suburb Blackburn

Period - From 19/07/2020 to 18/07/2021 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	4/422 Middleborough Rd BLACKBURN 3130	$895,500	03/07/2021
2	3/15 Vine St BLACKBURN 3130	$930,000	17/04/2021
3	1/8 Jackson St FOREST HILL 3131	$910,000	25/03/2021

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: 19/07/2021 14:20

2/54 Blackburn Rd, Blackburn Vic 3130



3 1 3

Rooms: 5
Property Type: Unit
Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $902,000
Median Unit Price
19/07/2020 - 18/07/2021: $700,000

Comparable Properties



4/422 Middleborough Rd BLACKBURN 3130 (REI)

3 1 1

Price: $895,500
Method: Auction Sale
Date: 03/07/2021
Property Type: Unit
Land Size: 265 sqm approx

Agent Comments



3/15 Vine St BLACKBURN 3130 (REI/VG)

3 2 3

Price: $930,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Townhouse (Res)
Land Size: 41 sqm approx

Agent Comments



1/8 Jackson St FOREST HILL 3131 (REI/VG)

3 2 1

Price: $910,000
Method: Sold Before Auction
Date: 25/03/2021
Property Type: Unit
Land Size: 251 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.