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	83 Central Road, Blackburn Vic 3130

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,529,000 Property Type House Suburb Blackburn

Period - From 01/04/2022 to 30/06/2022 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	49 Raleigh St FOREST HILL 3131	$1,090,000	21/09/2022
2	222 Canterbury Rd BLACKBURN SOUTH 3130	$1,032,220	23/07/2022
3	57 Thornhill Dr FOREST HILL 3131	$970,000	05/08/2022

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: 05/10/2022 12:25

83 Central Road, Blackburn Vic 3130



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
June quarter 2022: $1,529,000

Comparable Properties



49 Raleigh St FOREST HILL 3131 (REI)

3 1 1

Price: $1,090,000
Method: Sold Before Auction
Date: 21/09/2022
Property Type: House
Land Size: 586 sqm approx

Agent Comments



222 Canterbury Rd BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,032,220
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments



57 Thornhill Dr FOREST HILL 3131 (REI)

3 1 1

Price: $970,000
Method: Private Sale
Date: 05/08/2022
Property Type: House
Land Size: 567 sqm approx

Agent Comments

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

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