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	96a Fulton Road, Blackburn South Vic 3130

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $990,000 Property Type Unit Suburb Blackburn South

Period - From 01/07/2022 to 30/06/2023 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	3/125-129 Hawthorn Rd FOREST HILL 3131	$1,120,000	15/07/2023
2	2/42 Eley Rd BURWOOD 3125	$1,070,000	22/03/2023
3	2/5 Moona St BURWOOD EAST 3151	$1,035,000	27/05/2023

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: 11/08/2023 09:24

96a Fulton Road, Blackburn South Vic 3130

Grant Lynch
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4 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000
Median Unit Price
Year ending June 2023: $990,000

Comparable Properties



3/125-129 Hawthorn Rd FOREST HILL 3131 (REI)

3 2 2

Price: $1,120,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Townhouse (Res)

Agent Comments



2/42 Eley Rd BURWOOD 3125 (VG)

4 - -

Price: $1,070,000
Method: Sale
Date: 22/03/2023
Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments



2/5 Moona St BURWOOD EAST 3151 (REI)

3 2 2

Price: $1,035,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)

Agent Comments

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