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	17b Wreford Road, Blackburn South Vic 3130

Indicative selling price

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

Range between $860,000 & $940,000

Median sale price

Median price $1,016,000 Property Type Unit Suburb Blackburn South

Period - From 01/04/2023 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	29a Dobell St BLACKBURN SOUTH 3130	$928,888	02/08/2023
2	2/2a Aberdeen Rd BLACKBURN SOUTH 3130	$911,000	26/08/2023
3	1/20 Fulton Rd BLACKBURN SOUTH 3130	$850,000	22/04/2023

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: 02/09/2023 17:08

17b Wreford Road, Blackburn South Vic 3130

Andrew Luke
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2 1 2

Property Type: Unit
Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $940,000
Median Unit Price
June quarter 2023: $1,016,000

Comparable Properties



29a Dobell St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $928,888
Method: Private Sale
Date: 02/08/2023
Property Type: Unit
Land Size: 320 sqm approx

Agent Comments



2/2a Aberdeen Rd BLACKBURN SOUTH 3130 (REI)

2 1 2

Price: $911,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 218 sqm approx

Agent Comments



1/20 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

2 1 1

Price: $850,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Unit

Agent Comments

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

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