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	11/239 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Single price $755,000

Median sale price

Median price $655,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2022 to 30/09/2023 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	2/10a Donald St BLACKBURN SOUTH 3130	$770,000	25/11/2023
2	9/92-94 Main St BLACKBURN 3130	$722,000	11/11/2023
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: 04/12/2023 10:37

11/239 Canterbury Road, Blackburn Vic 3130

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2 1 2

Property Type:
Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price
$755,000
Median Unit Price
Year ending September 2023: $655,000

Comparable Properties



2/10a Donald St BLACKBURN SOUTH 3130 (REI)

2 1 1

Price: $770,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit

Agent Comments



9/92-94 Main St BLACKBURN 3130 (REI)

2 1 1

Price: $722,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

Agent Comments



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

2 1 1

Price: $700,000
Method: Private Sale
Date: 23/11/2023
Property Type: Unit

Agent Comments

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