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: 41 Elder Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,775,000 Property Type House Suburb Blackburn

Period - From 01/01/2022 to 31/03/2022 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	20 Closter Av NUNAWADING 3131	$2,080,000	12/02/2022
2	9 Elm St BLACKBURN 3130	$1,950,000	14/02/2022
3	13 Morden Ct NUNAWADING 3131	$1,925,000	24/03/2022

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: 29/06/2022 14:16

41 Elder Street, Blackburn Vic 3130

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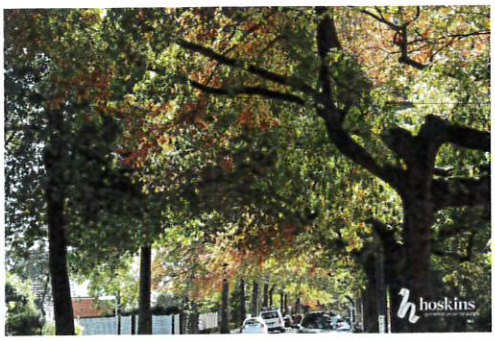

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Property Type:
Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
March quarter 2022: $1,775,000

Comparable Properties



20 Closter Av NUNAWADING 3131 (REI)

4 2 2

Agent Comments

Price: $2,080,000
Method: Sold Before Auction
Date: 12/02/2022
Property Type: House (Res)
Land Size: 664 sqm approx



9 Elm St BLACKBURN 3130 (REI)

5 3 2

Agent Comments

Price: $1,950,000
Method: Private Sale
Date: 14/02/2022
Property Type: House
Land Size: 910 sqm approx



13 Morden Ct NUNAWADING 3131 (REI)

5 3 2

Agent Comments

Price: $1,925,000
Method: Sold Before Auction
Date: 24/03/2022
Property Type: House (Res)
Land Size: 612 sqm approx

REIV THE DIFFERENCE | propertydata .com.au

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