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	12 Dora Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $1,020,000 & $1,120,000

Median sale price

Median price $1,523,500 Property Type House Suburb Blackburn

Period - From 01/10/2023 to 30/09/2024 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	39 Canterbury Rd BLACKBURN 3130	$1,000,000	23/10/2024
2	246 Middleborough Rd BLACKBURN SOUTH 3130	$1,050,000	15/06/2024
3	4 Kerr St BLACKBURN 3130	$1,212,000	11/05/2024

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: 07/11/2024 11:16

12 Dora Avenue, Blackburn Vic 3130

Stephen Le Get
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3 1

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,020,000 - $1,120,000
Median House Price
Year ending September 2024: $1,523,500

Comparable Properties



39 Canterbury Rd BLACKBURN 3130 (REI)

3 2 1

Price: $1,000,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 646 sqm approx

Agent Comments



246 Middleborough Rd BLACKBURN SOUTH 3130 (REI/VG)

4 1 2

Price: $1,050,000
Method: Private Sale
Date: 15/06/2024
Property Type: House
Land Size: 445 sqm approx

Agent Comments



4 Kerr St BLACKBURN 3130 (REI/VG)

2 1 1

Price: $1,212,000
Method: Private Sale
Date: 11/05/2024
Property Type: House
Land Size: 597 sqm approx

Agent Comments

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