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	G10/1-5 NEIL COURT BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$360,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$905,000	Property type	Unit	Suburb	Blackburn South
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
605/39 KINGSWAY GLEN WAVERLEY VIC 3150	$366,000	27-Feb-25
G05/115 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	$365,000	19-Oct-24
105/519-521 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	$354,000	20-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 06 March 2025