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	119 Lake Road, Blackburn Vic 3130

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $1,541,000 Property Type House Suburb Blackburn

Period - From 01/04/2024 to 31/03/2025 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	15 Henwood St BLACKBURN SOUTH 3130	$1,550,000	16/11/2024
2	6 Gregory Mews FOREST HILL 3131	$1,613,000	22/11/2024
3	10 Ronley St BLACKBURN 3130	$1,635,000	27/11/2024

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: 11/04/2025 17:04

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Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
Year ending March 2025: $1,541,000

Comparable Properties

15 Henwood St BLACKBURN SOUTH 3130 (REI)

4 2 1

Agent Comments

Price: $1,550,000
Method:
Date: 16/11/2024
Property Type: House

6 Gregory Mews FOREST HILL 3131 (REI)

3 - -

Agent Comments

Price: $1,613,000
Method:
Date: 22/11/2024
Property Type: House

10 Ronley St BLACKBURN 3130 (REI)

3 2 2

Agent Comments

Price: $1,635,000
Method:
Date: 27/11/2024
Property Type: House

REIV THE DIFFERENCE

propertydata .com.au

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