

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

2/27-29 CANTERBURY ROAD BLACKBURN 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

\$1,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2023

to

31 Oct 2024

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

41-43 BRANKSOME GROVE BLACKBURN SOUTH VIC 3130	\$1,380,000	07-Jul-24
1/4 CAMELIA STREET BOX HILL VIC 3128	\$1,571,000	24-Feb-24
32A ROBERTS AVENUE BOX HILL SOUTH VIC 3128	\$1,995,000	05-Jun-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: 24 November 2024



**41-43 BRANKSOME GROVE
BLACKBURN SOUTH VIC 3130**

 4  3  2

Sold Price ^{RS} **\$1,380,000** Sold Date **07-Jul-24**

Distance **0.62km**



**1/4 CAMELIA STREET BOX HILL
VIC 3128**

 4  3  2

Sold Price **\$1,571,000** Sold Date **24-Feb-24**

Distance **1.54km**



**32A ROBERTS AVENUE BOX HILL
SOUTH VIC 3128**

 4  3  2

Sold Price **\$1,995,000** Sold Date **05-Jun-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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