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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

Unit 2&3, 47 Stanley Grove Blackburn VIC 3130



### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,270,000

### Median Sale Price

\$539,725 Units in Blackburn between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



2A John Holland Court Blackburn VIC 3130	Sold Price	\$944,000	Sold Date	08-Sep-18
3      2      1			Distance	0.6km



2/21 Laburnum Street Blackburn VIC 3130	Sold Price	\$1,120,000	Sold Date	16-Jun-18
3      2      2			Distance	0.91km



3/17 Tyrrell Avenue Blackburn VIC 3130	Sold Price	\$1,070,000	Sold Date	09-May-18
2      2      2			Distance	0.08km

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