

## 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

104/20-22 Canterbury Road Blackburn South VIC 3130

### Indicative selling price

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

Single Price

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Sep 2018

to

31 Aug 2019

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

102/3 Hay Street Box Hill South VIC 3128	\$480,000	30-May-19
107/1 Sergeant Street Blackburn VIC 3130	\$553,000	07-Jun-19
209/1 Sergeant Street Blackburn VIC 3130	\$591,000	03-Jun-19

**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: 26 September 2019



**102/3 Hay Street Box Hill South VIC 3128** Sold Price

**\$480,000** Sold Date **30-May-19**

 2  2  1

Distance **0.53km**



**107/1 Sergeant Street Blackburn VIC 3130** Sold Price

**\$553,000** Sold Date **07-Jun-19**

 2  2  1

Distance **1.36km**



**209/1 Sergeant Street Blackburn VIC 3130** Sold Price

**\$591,000** Sold Date **03-Jun-19**

 2  2  1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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