

## 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 Doulton Road Blackburn 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

or range  
between

\$1,495,000

&

\$1,640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Blackburn

Period-from

01 Nov 2018

to

31 Oct 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

15-17 Doulton Road Blackburn VIC 3130	\$1,888,888	04-Oct-19
3 Davey Street Box Hill VIC 3128	\$2,052,000	07-Sep-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: 14 November 2019

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**15-17 Doulton Road Blackburn VIC 3130**

5 2 5

Sold Price

**\$1,888,888**

Sold Date

**04-Oct-19**

Distance

**0.12km**



**3 Davey Street Box Hill VIC 3128**

4 2 2

Sold Price

**\$2,052,000**

Sold Date

**07-Sep-19**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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