

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

20-22 Canterbury Road, Blackburn South
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed / 1 Bath / 1 Car	\$*	Or range between	\$375,000	&	\$399,000
2 Bed / 2 Bath / 1 Car	\$*	Or range between	\$479,000	&	\$526,000
2 Bed / 2 Bath / 1 Car	\$*	Or range between	\$534,000	&	\$565,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$900,500	Suburb	Blackburn South
Period - From	4/12/17	To	4/12/18
Source	Property Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed / 1 Bath / 1 Car	508/20 Queen Street, Blackburn	\$441,500	16/8/17
	6/455 Station Street, Blackburn	\$400,000	11/5/17
	111/300 Middleborough Road, Blackburn	\$440,000	8/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed / 2 Bath / 1 Car	406/17-21 Queen Street, Blackburn	\$550,000	14/7/17
	401/21 Queen Street, Blackburn	\$560,000	16/6/17
	112/55-65 Railway Road, Blackburn	\$585,000	5/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed / 2 Bath / 1 Car	805/999 Whitehorse Road, Box Hill	\$618,000	1/8/17
	2/15-17 Railway Road, Blackburn	\$618,000	8/7/17
	5/5 Pakenham Street, Blackburn	\$650,000	6/7/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.