



**Rooms:**  
**Property Type:** Development Site (Res)  
**Land Size:** 1458 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 Year ending March 2017: \$1,300,000

## Comparable Properties



**78 Blackburn Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 940 sqm approx



**7 Oliver Av BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,411,000  
**Method:** Private Sale  
**Date:** 15/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 810 sqm approx



**2 Caversham Ct NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 896 sqm approx

## 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: 201 Canterbury 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)

Range between \$2,300,000 & \$2,500,000

#### Median sale price

Median price: \$1,300,000 House: X Suburb: Blackburn  
 Period - From: 01/04/2016 to: 31/03/2017 Source: REIV

#### Comparable property sales

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
78 Blackburn Rd BLACKBURN 3130	\$1,580,000	29/04/2017
7 Oliver Av BLACKBURN 3130	\$1,411,000	15/06/2017
2 Caversham Ct NUNAWADING 3131	\$1,200,000	22/04/2017