

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 10 Dora Avenue, Blackburn, VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,685,000 & \$1,850,000

Median sale price

Median price \$1,595,000 Property Type Vacant Land Suburb Blackburn (3130)

Period - From 30/08/2020 to 30/08/2021 Source Realestate

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
10 TARA AVENUE, BLACKBURN VIC 3130	\$1,495,000	17/06/2023
42 GLEN EBOR AVENUE, BLACKBURN VIC 3130	\$1,521,000	20/07/2023
68 WILLIAMS ROAD, BLACKBURN VIC 3130	\$1,421,000	26/08/2023

This Statement of Information was prepared on: 29/08/2023