Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/20 Jenner Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$695,000	&	\$735,000
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Median sale price

Median price	\$728,000	Pro	perty Type	Unit		Suburb	Blackburn South
Period - From	01/02/2021	to	31/01/2022		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

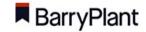
Add	dress of comparable property	Price	Date of sale
1	2/3 Vermont St BLACKBURN SOUTH 3130	\$728,000	12/10/2021
2	4/317 Blackburn Rd BURWOOD EAST 3151	\$710,000	01/08/2021
3	6/20 Asquith St BOX HILL SOUTH 3128	\$700,000	15/10/2021

OR

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

This Statement of Information was prepared on:	01/02/2022 10:52









Rooms: 4

Property Type: Unit Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price \$695,000 - \$735,000 **Median Unit Price** 01/02/2021 - 31/01/2022: \$728,000

Comparable Properties



2/3 Vermont St BLACKBURN SOUTH 3130

(VG)

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Price: \$728,000 Method: Sale Date: 12/10/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/317 Blackburn Rd BURWOOD EAST 3151

(REI)





Price: \$710.000 Method: Private Sale Date: 01/08/2021 Property Type: Unit

Agent Comments



6/20 Asquith St BOX HILL SOUTH 3128

(REI/VG)

1 2





Price: \$700.000

Method: Sold After Auction

Date: 15/10/2021 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 9842 8888



