

# 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

27 Salisbury Avenue, 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 \$1,300,000 & \$1,350,000

### Median sale price

Median price \$1,481,000 Property Type House Suburb Blackburn

Period - From 01/01/2021 to 31/03/2021 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	Price	Date of sale
1	20 Lake Rd BLACKBURN 3130	\$1,360,000	22/05/2021
2	1/12 Gardenia St BLACKBURN 3130	\$1,375,000	20/05/2021
3	2/19 Gardenia St BLACKBURN 3130	\$1,350,000	30/04/2021

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 six months.~~

This Statement of Information was prepared on:

27/06/2021 20:16

27 Salisbury Avenue, Blackburn Vic 3130

**Jellis  
Craig**

Anthony Atharson

9908 5700

0478 085 538

anthonyatharson@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,350,000

**Median House Price**

March quarter 2021: \$1,481,000



 3  2  2

**Property Type:** House

**Land Size:** 328 sqm approx

Agent Comments

## Comparable Properties



**20 Lake Rd BLACKBURN 3130 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** House (Res)

**Land Size:** 438 sqm approx



**1/12 Gardenia St BLACKBURN 3130 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,375,000

**Method:** Sold Before Auction

**Date:** 20/05/2021

**Property Type:** Unit

**Land Size:** 254 sqm approx



**2/19 Gardenia St BLACKBURN 3130 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 30/04/2021

**Property Type:** Unit

**Land Size:** 285 sqm approx

Account - Jellis Craig | P: (03) 9908 5700