

# 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

31 Amery 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

\$1,780,000

&

\$1,880,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Blackburn

Period - From

01/10/2020

to

31/12/2020

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 | 35 Sweetland Rd BOX HILL 3128       | \$1,975,000 | 20/03/2021   |
| 2 | 28 Orchard Gr BLACKBURN SOUTH 3130  | \$1,940,000 | 18/03/2021   |
| 3 | 5 Shawlands Av BLACKBURN SOUTH 3130 | \$1,938,000 | 07/03/2021   |

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:

13/04/2021 12:14

31 Amery Avenue, Blackburn Vic 3130

**Jellis  
Craig**

Daniel Bullen

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**Indicative Selling Price**

\$1,780,000 - \$1,880,000

**Median House Price**

December quarter 2020: \$1,550,000



 4  2  2

**Property Type:** House (Res)

**Land Size:** 702 sqm approx

**Agent Comments**

## Comparable Properties



**35 Sweetland Rd BOX HILL 3128 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 616 sqm approx



**28 Orchard Gr BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,940,000

**Method:** Auction Sale

**Date:** 18/03/2021

**Property Type:** House (Res)

**Land Size:** 500 sqm approx



**5 Shawlands Av BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,938,000

**Method:** Sold Before Auction

**Date:** 07/03/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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