

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

4 Vermont Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Blackburn South

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	19 Balmoral Ct BURWOOD EAST 3151	\$1,905,000	27/03/2021
2	27 Sandgate Rd BLACKBURN SOUTH 3130	\$2,080,000	22/03/2021
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:

21/06/2021 10:34

4 Vermont Street, Blackburn South Vic 3130



Jake Parish

99085700

0433 625 002

jakeparish@jellisrcraig.com.au

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

March quarter 2021: \$1,275,000



5 3 2

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



19 Balmoral Ct BURWOOD EAST 3151 (REI)

Agent Comments

5 3 2

Price: \$1,905,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 745 sqm approx



27 Sandgate Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

5 4 2

Price: \$2,080,000

Method: Private Sale

Date: 22/03/2021

Property Type: House

Land Size: 520 sqm approx



5 Shawlands Av BLACKBURN SOUTH 3130 (REI/VG)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.