

# 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

3 Alan Street, Blackburn South 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,107,500

Property Type House

Suburb Blackburn South

Period - From 08/02/2020

to

07/02/2021

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	16 Crimson Av BLACKBURN SOUTH 3130	\$1,135,000	19/12/2020
2	3 Wagner St BLACKBURN SOUTH 3130	\$1,091,000	19/12/2020
3	37 Gissing St BLACKBURN SOUTH 3130	\$1,030,000	23/10/2020

**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:

08/02/2021 15:13

3 Alan Street, Blackburn South Vic 3130

**Jellis  
Craig**

Andrew Luke  
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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

08/02/2020 - 07/02/2021: \$1,107,500



 4  2  2

**Property Type:** House (Res)

**Land Size:** 685 sqm approx

Agent Comments

## Comparable Properties



**16 Crimson Av BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 524 sqm approx



**3 Wagner St BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,091,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 624 sqm approx



**37 Gissing St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 23/10/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 606 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.