

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

40 Samuel Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,280,000 & \$1,360,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Blackburn South

Period - From 01/04/2020 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	22 Somerset Ct BLACKBURN SOUTH 3130	\$1,350,000	14/04/2021
2	18 Ayr St BLACKBURN SOUTH 3130	\$1,338,000	13/03/2021
3	7 Pamela Ct BLACKBURN SOUTH 3130	\$1,290,006	09/03/2021

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:

25/05/2021 10:29



4 2 1

Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,360,000
Median House Price
Year ending March 2021: \$1,160,000

Comparable Properties



22 Somerset Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 14/04/2021
Property Type: House (Res)
Land Size: 742 sqm approx



18 Ayr St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 1 2

Price: \$1,338,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 668 sqm approx



7 Pamela Ct BLACKBURN SOUTH 3130 (VG)

Agent Comments

4 - -

Price: \$1,290,006
Method: Sale
Date: 09/03/2021
Property Type: House (Res)
Land Size: 713 sqm approx