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 betweer	\$1,280,000		&		\$1,360,000					
Median sale p	rice									
Median price	\$1,160,000	Pro	operty Type	Hou	ISE		Suburb	Blackburn South		
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ad	dress 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









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)

18 Ayr St BLACKBURN SOUTH 3130 (REI)



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

Agent Comments

Agent Comments



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



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