

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

1/40 Kerr Street Blackburn VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

2/20 Ohara Street Blackburn VIC 3130	\$880,000	04-Oct-19
11A Sussex Street Blackburn North VIC 3130	\$895,500	24-Aug-19
1/96 Main Street Blackburn VIC 3130	\$879,999	19-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 29 January 2020



2/20 Ohara Street Blackburn VIC 3130

Sold Price

^{RS} **\$880,000**

Sold Date

04-Oct-19

 3

 1

 1

Distance

0.5km



11A Sussex Street Blackburn North VIC 3130

Sold Price

\$895,500

Sold Date

24-Aug-19

 3

 2

 2

Distance

1.39km



1/96 Main Street Blackburn VIC 3130

Sold Price

\$879,999

Sold Date

19-Oct-19

 3

 1

 2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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