

# 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

13 Omeo Court, 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 \$820,000 & \$900,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Blackburn South

Period - From 01/10/2019 to 31/12/2019 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	29a Hunter Dr BLACKBURN SOUTH 3130	\$950,000	06/11/2019
2	1a Cornwall St BLACKBURN SOUTH 3130	\$870,000	18/04/2020
3			

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:

21/04/2020 14:31



 3  2  1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 324 sqm approx

Agent Comments

## Comparable Properties



**29a Hunter Dr BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 06/11/2019

**Property Type:** House

**Land Size:** 290 sqm approx



**1a Cornwall St BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 3  2  2

**Price:** \$870,000

**Method:** Auction Sale

**Date:** 18/04/2020

**Property Type:** Townhouse (Res)

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.