

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

6 Darook Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Blackburn South

Period - From 01/01/2021

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	8 Mccracken Av BLACKBURN SOUTH 3130	\$1,265,000	01/05/2021
2	22 Somerset Ct BLACKBURN SOUTH 3130	\$1,350,000	14/04/2021
3	26 Craig St BLACKBURN SOUTH 3130	\$1,375,000	07/04/2021

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:

23/06/2021 18:24



Property Type: Land

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



8 Mccracken Av BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 696 sqm approx



22 Somerset Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 14/04/2021

Property Type: House (Res)

Land Size: 742 sqm approx



26 Craig St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 07/04/2021

Property Type: House

Land Size: 668 sqm approx