

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

17 Sandgate Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

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	244 Middleborough Rd BLACKBURN SOUTH 3130	\$1,050,000	04/05/2021
2	19 Jayson St BURWOOD EAST 3151	\$1,091,000	01/05/2021
3	59 Barter Cr FOREST HILL 3131	\$1,050,000	23/04/2021

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:

25/05/2021 10:11



5 2 4

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
Year ending March 2021: \$1,160,000

Comparable Properties



244 Middleborough Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$1,050,000
Method: Sold Before Auction
Date: 04/05/2021
Property Type: House (Res)
Land Size: 611 sqm approx



19 Jayson St BURWOOD EAST 3151 (REI) **Agent Comments**

8 3 2

Price: \$1,091,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 583 sqm approx

59 Barter Cr FOREST HILL 3131 (REI) **Agent Comments**

3 1 1

Price: \$1,050,000
Method: Sold Before Auction
Date: 23/04/2021
Property Type: House