

# 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

2/20 Jenner Street, 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 \$685,000

&

\$749,000

### Median sale price

Median price \$662,500

Property Type Unit

Suburb Blackburn South

Period - From 07/12/2020

to 06/12/2021

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	3/31 Andrews St BURWOOD 3125	\$797,000	23/10/2021
2	1/90 Burwood Hwy BURWOOD EAST 3151	\$750,000	19/06/2021
3	2/86-88 Burwood Hwy BURWOOD EAST 3151	\$600,000	30/11/2021

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:

07/12/2021 10:51