

# 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

36 Lee Ann Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$1,595,500 Property Type House Suburb Blackburn

Period - From 07/03/2023 to 06/03/2024 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	17b Wreford Rd BLACKBURN SOUTH 3130	\$948,000	26/09/2023
2	358 Springvale Rd FOREST HILL 3131	\$905,000	08/01/2024
3	204 Blackburn Rd BLACKBURN SOUTH 3130	\$890,000	02/12/2023

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:

07/03/2024 15:59



3 1 1

**Property Type:** House  
**Land Size:** 395 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
07/03/2023 - 06/03/2024: \$1,595,500

## Comparable Properties



**17b Wreford Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$948,000  
**Method:** Sold Before Auction  
**Date:** 26/09/2023  
**Property Type:** House (Res)  
**Land Size:** 329 sqm approx



**358 Springvale Rd FOREST HILL 3131 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 08/01/2024  
**Property Type:** House  
**Land Size:** 536 sqm approx



**204 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 391 sqm approx