

# 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

3 Wagner 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,106,000

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2019

to

30/09/2020

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	37 Gissing St BLACKBURN SOUTH 3130	\$1,030,000	23/10/2020
2	20 Ansett Cr FOREST HILL 3131	\$1,020,000	11/11/2020
3	3 Bettina St BURWOOD EAST 3151	\$992,000	21/10/2020

**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:

02/12/2020 06:54

3 Wagner Street, Blackburn South Vic 3130

**Jellis  
Craig**

Christine Bafas

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending September 2020: \$1,106,000



 3  1  1

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

**Land Size:** 624 sqm approx

Agent Comments

## Comparable Properties



**37 Gissing St BLACKBURN SOUTH 3130 (REI)** Agent Comments

 3  1  1

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 23/10/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 606 sqm approx



**20 Ansett Cr FOREST HILL 3131 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 11/11/2020

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**3 Bettina St BURWOOD EAST 3151 (REI)**

Agent Comments

 3  1  2

**Price:** \$992,000

**Method:** Auction Sale

**Date:** 21/10/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 576 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.