

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

63 Baratta Street, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,147,500

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2020

to

31/12/2020

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	18 Ayr St BLACKBURN SOUTH 3130	\$1,338,000	13/03/2021
2	33 Bermuda Dr BLACKBURN SOUTH 3130	\$1,316,000	18/02/2021
3	9 Lee Ann St BLACKBURN SOUTH 3130	\$1,300,000	27/03/2021

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:

08/04/2021 10:23



3 1 1

Property Type: House

Land Size: 642 sqm approx

Agent Comments

Comparable Properties



18 Ayr St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 1 2

Price: \$1,338,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 668 sqm approx



33 Bermuda Dr BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 3

Price: \$1,316,000

Method: Auction Sale

Date: 18/02/2021

Property Type: House (Res)

Land Size: 583 sqm approx



9 Lee Ann St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 586 sqm approx