

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

24 Drummond Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Blackburn South

Period - From 01/10/2019 to 31/12/2019 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	22 Dundee St BLACKBURN SOUTH 3130	\$1,213,000	26/10/2019
2	1 Pursell Av BLACKBURN SOUTH 3130	\$1,180,000	30/07/2019
3	52 Shawlands Av BLACKBURN SOUTH 3130	\$1,066,878	18/11/2019

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:

21/01/2020 16:12



Property Type: House

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



22 Dundee St BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$1,213,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 579 sqm approx



1 Pursell Av BLACKBURN SOUTH 3130 (VG) **Agent Comments**



Price: \$1,180,000

Method: Sale

Date: 30/07/2019

Property Type: House (Res)

Land Size: 676 sqm approx



52 Shawlands Av BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$1,066,878

Method: Sold Before Auction

Date: 18/11/2019

Property Type: House (Res)