

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 Shawlands Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,420,000 & \$1,520,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Blackburn South

Period - From 01/01/2020 to 31/03/2020 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	13 Charlotte St BLACKBURN SOUTH 3130	\$1,565,000	26/04/2020
2	17 Pakenham St BLACKBURN 3130	\$1,551,500	23/03/2020
3	2a Forest Rd BLACKBURN 3130	\$1,435,000	30/05/2020

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:

03/06/2020 17:12



 4  3 

Property Type: House
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price
\$1,420,000 - \$1,520,000
Median House Price
March quarter 2020: \$1,170,000

Comparable Properties



13 Charlotte St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,565,000
Method: Private Sale
Date: 26/04/2020
Property Type: House
Land Size: 678 sqm approx



17 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

 3  2  -

Price: \$1,551,500
Method: Private Sale
Date: 23/03/2020
Property Type: House



2a Forest Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,435,000
Method: Auction Sale
Date: 30/05/2020
Property Type: House (Res)
Land Size: 670 sqm approx