

# 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

9 Chamberlin Court, 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 \$970,000 & \$1,040,000

### Median sale price

Median price \$1,074,500 Property Type House Suburb Blackburn South

Period - From 01/04/2019 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                              | 12 Hale Ct BURWOOD EAST 3151      | \$1,037,000 | 18/04/2020   |
| 2                              | 19 Cohuna Ct BURWOOD EAST 3151    | \$1,000,000 | 16/05/2020   |
| 3                              | 49 Canora St BLACKBURN SOUTH 3130 | \$980,000   | 11/05/2020   |

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:

22/05/2020 17:36



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$970,000 - \$1,040,000  
**Median House Price**  
Year ending March 2020: \$1,074,500

## Comparable Properties



**12 Hale Ct BURWOOD EAST 3151 (REI)**

**Agent Comments**



**Price:** \$1,037,000  
**Method:** Auction Sale  
**Date:** 18/04/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



**19 Cohuna Ct BURWOOD EAST 3151 (REI)**

**Agent Comments**



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 16/05/2020  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**49 Canora St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Property Type:** House