

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

1/19 Barrina Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Blackburn South

Period - From 01/10/2021 to 31/12/2021 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	6 Indra Rd, Blackburn South, Vic 3130, Australia	\$990,000	06/11/2021
2	1/134 Middleborough Rd, Blackburn South, Vic 3130, Australia	\$938,000	12/10/2021
3			

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:

04/02/2022 14:44



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Property Type: House
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2021: \$1,360,000

Comparable Properties

**6 Indra Rd, Blackburn South, Vic 3130,
Australia (REI)**

Agent Comments

 3  1  2

Price: \$990,000
Method:
Date: 06/11/2021
Property Type: House

**1/134 Middleborough Rd, Blackburn South,
Vic 3130, Australia (REI)**

Agent Comments

 3  1  1

Price: \$938,000
Method:
Date: 12/10/2021
Property Type: Unit

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.