

# 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

1c Kerr Street, Blackburn 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 \$820,000 & \$900,000

### Median sale price

Median price \$909,000

Property Type Unit

Suburb Blackburn

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	5/21 Laburnum St BLACKBURN 3130	\$997,000	20/01/2021
2	1/3 Wright St BLACKBURN 3130	\$883,000	14/12/2020
3	2/8-10 Lithgow Av BLACKBURN 3130	\$810,000	03/12/2020

**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:

25/02/2021 21:13



3   2   1

**Property Type:** House (Res)

**Land Size:** 330 sqm approx

Agent Comments

**Indicative Selling Price**

\$820,000 - \$900,000

**Median Unit Price**

December quarter 2020: \$909,000

## Comparable Properties



**5/21 Laburnum St BLACKBURN 3130 (REI)**

Agent Comments

3   2   2

**Price:** \$997,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** Unit

**Land Size:** 415 sqm approx



**1/3 Wright St BLACKBURN 3130 (REI)**

Agent Comments

3   1   2

**Price:** \$883,000

**Method:** Private Sale

**Date:** 14/12/2020

**Property Type:** Unit



**2/8-10 Lithgow Av BLACKBURN 3130 (REI)**

Agent Comments

3   2   2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 03/12/2020

**Property Type:** Unit