## 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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$820,000		&		\$900,000			
Median sale pr	rice							
Median price	\$909,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress 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.

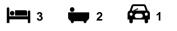
This Statement of Information was prepared on:

25/02/2021 21:13





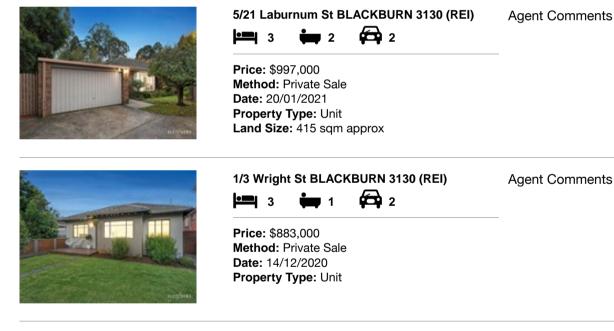




Property Type: House (Res) Land Size: 330 sqm approx Agent Comments

**Indicative Selling Price** \$820,000 - \$900,000 **Median Unit Price** December quarter 2020: \$909,000

# **Comparable Properties**





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



Price: \$810.000 Method: Private Sale Date: 03/12/2020 Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments