

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

18 Boyd Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2021

to

30/09/2022

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	10 Brazeel St BLACKBURN SOUTH 3130	\$1,188,000	01/08/2022
2	21 Donald St BLACKBURN SOUTH 3130	\$1,140,000	19/11/2022
3	28 Bond Av BLACKBURN SOUTH 3130	\$1,140,000	19/11/2022

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:

28/11/2022 13:02



4 2 2

Property Type: House

Land Size: 808 sqm approx

Agent Comments

Comparable Properties



10 Brazeel St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,188,000

Method: Private Sale

Date: 01/08/2022

Property Type: House (Res)

Land Size: 701 sqm approx



21 Donald St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 1 1

Price: \$1,140,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 700 sqm approx



28 Bond Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,140,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)