

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

36 Samuel Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Blackburn South

Period - From 01/04/2020 to 31/03/2021 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 | 3 Mingeta Av BLACKBURN SOUTH 3130 | \$939,000 | 23/04/2021 |
| 2 | 26 Jackson St FOREST HILL 3131 | \$920,000 | 18/12/2020 |
| 3 | 4 Monash Gr BLACKBURN SOUTH 3130 | \$880,000 | 25/02/2021 |

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:

11/05/2021 16:37



Property Type:

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



3 Mingeta Av BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$939,000

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 351 sqm approx

26 Jackson St FOREST HILL 3131 (VG)

Agent Comments



Price: \$920,000

Method: Sale

Date: 18/12/2020

Property Type: House (Res)

Land Size: 604 sqm approx

4 Monash Gr BLACKBURN SOUTH 3130 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 25/02/2021

Property Type: House (Res)

Land Size: 594 sqm approx