

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

8 Mccracken Avenue, 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 \$1,275,000 Property Type House Suburb Blackburn South

Period - From 01/01/2021 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	20 York St BLACKBURN SOUTH 3130	\$1,150,000	30/01/2021
2	11 Raleigh St BLACKBURN SOUTH 3130	\$1,110,000	12/02/2021
3	10 Bermuda Dr BLACKBURN SOUTH 3130	\$1,107,000	13/03/2021

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: 20/04/2021 18:44



3 1 1

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



20 York St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 -

Price: \$1,150,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 645 sqm approx



11 Raleigh St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,110,000

Method: Auction Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 615 sqm approx



10 Bermuda Dr BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,107,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 580 sqm approx