

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 76 Baratta St, BLACKBURN SOUTH 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$840,000 - \$924,000**

### Median sale price

Median **House** for **BLACKBURN SOUTH** for period **Jul 2018 - Jun 2019**  
Sourced from **REIV**.

**\$727,500**

### Comparable property sales

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 the most comparable to the property for sale.

**82 Orchard Grove,**  
Blackburn South 3130

Price **\$925,000** Sold 03  
August 2019

**52 Shawlands Ave,**  
Blackburn South 3130

Price **\$890,000** Sold 11  
April 2019

**75 Baratta Street,**  
Blackburn South 3130

Price **\$841,000** Sold 13 June  
2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

2 baths

2 parking

### Parkes Property

906 - 908 Doncaster Road,  
Doncaster East VIC 3109

### Contact agents



Lorenzo Centofanti

03 9840 1111  
0478 258 000

[lcenofanti@parkesproperty.com.au](mailto:lcenofanti@parkesproperty.com.au)



Jonathan Kasapidis

0408488022

[jkasapidis@parkesproperty.com.au](mailto:jkasapidis@parkesproperty.com.au)

**PARKES**  
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