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	38 Donald Street, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$1,108,000	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/07/2019	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	39 Charlotte St BLACKBURN SOUTH 3130	\$1,011,000	14/05/2020
2	49 Canora St BLACKBURN SOUTH 3130	\$980,000	11/05/2020
3	34 Grange Rd BLACKBURN SOUTH 3130	\$915,000	25/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/07/2020 13:30





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Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending June 2020: \$1,108,000

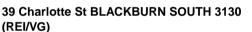
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Property Type: House (Previously Occupied - Detached)
Land Size: 607 sqm approx

Agent Comments



Comparable Properties



Price: \$1,011,000 **Method:** Private Sale **Date:** 14/05/2020

Rooms: 5 Property Type: House (Res)

Land Size: 756 sqm approx

Agent Comments



49 Canora St BLACKBURN SOUTH 3130 (REI) Agent Comments

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Price: \$980,000 Method: Private Sale Date: 11/05/2020 Property Type: House



34 Grange Rd BLACKBURN SOUTH 3130

(REI/VG)

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Price: \$915,000 Method: Private Sale Date: 25/05/2020 Property Type: House Land Size: 614 sqm approx **Agent Comments**

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