

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

13 Abercromby Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,467,500

Property Type House

Suburb Blackburn South

Period - From 01/01/2022

to

31/03/2022

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.

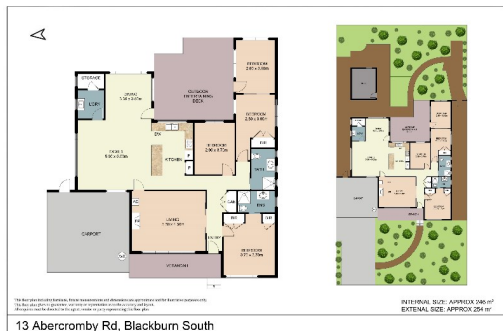
	Address of comparable property	Price	Date of sale
1	69 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,350,000	18/11/2021
2	1 Indra Rd BLACKBURN SOUTH 3130	\$1,320,000	22/11/2021
3	10 Lucia St BLACKBURN SOUTH 3130	\$1,270,000	11/12/2021

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:

18/04/2022 14:35



4 Bedrooms 2 Bathrooms 2 Car Spaces

Rooms: 7

Property Type: House (Res)

Land Size: 559 sqm approx

Agent Comments

3 + 4th Bedroom / Study Box Hill High School

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

March quarter 2022: \$1,467,500

Comparable Properties

69 Edinburgh Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 Bedrooms 1 Bathroom 2 Car Spaces

Price: \$1,350,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: House (Res)

Land Size: 593 sqm approx



1 Indra Rd BLACKBURN SOUTH 3130 (REI/VG) Agent Comments

4 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,320,000

Method: Sold Before Auction

Date: 22/11/2021

Property Type: House (Res)

Land Size: 599 sqm approx



10 Lucia St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 Bedrooms 2 Bathrooms 1 Car Space

Price: \$1,270,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 536 sqm approx