

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

17 Pakenham Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Blackburn

Period - From 01/10/2019

to 31/12/2019

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	40 Malcolm St BLACKBURN 3130	\$1,439,500	08/02/2020
2	46 Alandale Rd BLACKBURN 3130	\$1,391,000	29/02/2020
3	5 Dickens St BLACKBURN 3130	\$1,370,000	22/02/2020

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:

11/03/2020 08:47



 3  2  1

Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2019: \$1,402,500

Comparable Properties



40 Malcolm St BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,439,500
Method: Auction Sale
Date: 08/02/2020
Property Type: House (Res)
Land Size: 725 sqm approx



46 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,391,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 627 sqm approx



5 Dickens St BLACKBURN 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,370,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 7
Property Type: House (Res)