## 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

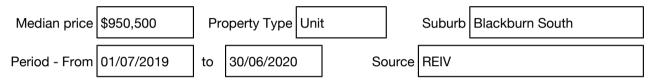
1/16 Donald Street, Blackburn South Vic 3130

#### Indicative selling price

	ee consumer.vic.gov.	

Single price \$910,000

#### Median sale price



#### 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	1a Rosslyn St BLACKBURN SOUTH 3130	\$1,053,000	14/03/2020
2	13 Omeo Ct BLACKBURN SOUTH 3130	\$1,022,500	16/05/2020
3	7a Baratta St BLACKBURN SOUTH 3130	\$873,000	15/02/2020

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:

20/07/2020 19:40



### 1/16 Donald Street, Blackburn South Vic 3130







Rooms: 6 Property Type: Townhouse (Single) Land Size: 303 sqm approx Agent Comments Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$910,000 Median Unit Price Year ending June 2020: \$950,500

# **Comparable Properties**



1a Rosslyn St BLACKBURN SOUTH 3130 (REI/VG)



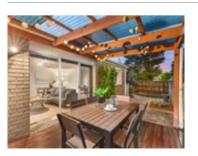
Price: \$1,053,000 Method: Auction Sale Date: 14/03/2020 Rooms: 8 Property Type: House (Res) Land Size: 314 sqm approx Agent Comments



13 Omeo Ct BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,022,500 Method: Auction Sale Date: 16/05/2020 Property Type: House (Res) Land Size: 324 sqm approx



7a Baratta St BLACKBURN SOUTH 3130 (REI/VG)



Price: \$873,000 Method: Auction Sale Date: 15/02/2020 Property Type: Unit Land Size: 292 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.