

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

7 Dobell Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,106,000

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2019

to

30/09/2020

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	Price	Date of sale
1	4 Hearty St BLACKBURN SOUTH 3130	\$1,345,000	15/10/2020
2	8 Drummond St BLACKBURN SOUTH 3130	\$1,275,000	31/10/2020
3	48 Victor Cr FOREST HILL 3131	\$1,213,000	25/07/2020

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:

07/12/2020 09:53

7 Dobell Street, Blackburn South Vic 3130



Christine Bafas

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2020: \$1,106,000



5 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



4 Hearty St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 5

Price: \$1,345,000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: House (Res)

Land Size: 697 sqm approx



8 Drummond St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 3

Price: \$1,275,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 865 sqm approx



48 Victor Cr FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,213,000

Method: Auction Sale

Date: 25/07/2020

Rooms: 7

Property Type: House (Res)

Land Size: 605 sqm approx

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.