

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

25 Gerald Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,419,500

Property Type House

Suburb Blackburn

Period - From 01/10/2022

to 31/12/2022

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	10 Maple St BLACKBURN 3130	\$1,070,000	11/10/2022
2	83 Central Rd BLACKBURN 3130	\$1,010,000	08/12/2022
3	41 Glen Valley Rd FOREST HILL 3131	\$1,000,000	10/12/2022

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:

07/03/2023 10:47



Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



10 Maple St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 11/10/2022

Property Type: House

Land Size: 774 sqm approx



83 Central Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 08/12/2022

Property Type: House

Land Size: 562 sqm approx



41 Glen Valley Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 604 sqm approx