

# 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

10 Perth Street, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$961,000

Property Type House

Suburb Blackburn South

Period - From 01/07/2018

to

30/06/2019

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	18 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,058,800	03/06/2019
2	3 Harrow St BLACKBURN SOUTH 3130	\$1,025,000	11/09/2019
3	51 Indra Rd BLACKBURN SOUTH 3130	\$1,005,000	07/09/2019

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:

11/10/2019 13:47

10 Perth Street, Blackburn South Vic 3130

**Jellis  
Craig**



 3  1  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 716 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending June 2019: \$961,000

## Comparable Properties



**18 Edinburgh Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,058,800  
**Method:** Sold Before Auction  
**Date:** 03/06/2019  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**3 Harrow St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 11/09/2019  
**Rooms:** 5  
**Property Type:** House



**51 Indra Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 5  2  3

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Property Type:** House (Res)  
**Land Size:** 658 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.