

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

48 Samuel Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Blackburn South

Period - From 14/04/2022 to 13/04/2023 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	47 Witchwood Cr BURWOOD EAST 3151	\$1,080,000	19/11/2022
2	38 Jenner St BLACKBURN SOUTH 3130	\$1,015,000	10/12/2022
3	18 York St BLACKBURN SOUTH 3130	\$970,000	20/10/2022

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:

14/04/2023 18:48

48 Samuel Road, Blackburn South Vic 3130

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



3 1 2

Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

14/04/2022 - 13/04/2023: \$1,300,000

Comparable Properties



47 Witchwood Cr BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$1,080,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 569 sqm approx

38 Jenner St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 3

Price: \$1,015,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 604 sqm approx



18 York St BLACKBURN SOUTH 3130 (REI/VG) **Agent Comments**

3 1 1

Price: \$970,000
Method: Private Sale
Date: 20/10/2022
Property Type: House (Res)
Land Size: 445 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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