Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode	Including suburb and	
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Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,275,000	Property Type	House	Suburb	Blackburn South
Period - From 01/01/2021	to 31/03/2021	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

Address of comparable property		Price	Date of sale
1	198 Blackburn Rd BLACKBURN SOUTH 3130	\$1,035,000	19/03/2021
2	2 Bronwyn Ct BLACKBURN SOUTH 3130	\$992,000	13/03/2021
3	193 Blackburn Rd BLACKBURN SOUTH 3130	\$1,050,000	10/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/06/2021 18:38





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> **Indicative Selling Price** \$1,050,000 **Median House Price**

March quarter 2021: \$1,275,000





Property Type: House Land Size: 496 sqm approx **Agent Comments**



Comparable Properties



198 Blackburn Rd BLACKBURN SOUTH 3130

(REI/VG)

-- 3



Price: \$1,035,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: House (Res) Land Size: 600 sqm approx

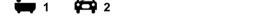


2 Bronwyn Ct BLACKBURN SOUTH 3130

(REI/VG)

Price: \$992.000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res) Land Size: 536 sqm approx





193 Blackburn Rd BLACKBURN SOUTH 3130

(REI/VG)



Price: \$1,050,000 Method: Private Sale Date: 10/02/2021

Property Type: House (Res) Land Size: 552 sqm approx

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





Agent Comments

Agent Comments

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