

# 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

34 Drummond 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 \$1,190,000 Property Type House Suburb Blackburn South

Period - From 01/10/2019 to 31/12/2019 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	9 Raleigh St BLACKBURN SOUTH 3130	\$1,100,000	23/11/2019
2	42 Drummond St BLACKBURN SOUTH 3130	\$1,075,000	07/12/2019
3	2 Violet Ct BLACKBURN SOUTH 3130	\$1,052,500	21/10/2019

**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:

22/01/2020 11:28



 3    1    1

**Property Type:** House (Res)

**Land Size:** 714 sqm approx

Agent Comments

## Comparable Properties

**9 Raleigh St BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** House (Res)

**Land Size:** 614 sqm approx



**42 Drummond St BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Rooms:** 5

**Property Type:** House (Res)



**2 Violet Ct BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,052,500

**Method:** Private Sale

**Date:** 21/10/2019

**Property Type:** House

**Land Size:** 606 sqm approx