

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 Branksome Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Blackburn South

Period - From

01/07/2020

to

30/06/2021

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	Price	Date of sale
1	1 Chamberlin Ct BLACKBURN SOUTH 3130	\$1,180,000	08/05/2021
2	36 Samuel Rd BLACKBURN SOUTH 3130	\$1,165,000	12/06/2021
3	6 Trent Ct BURWOOD EAST 3151	\$1,105,000	29/05/2021

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:

18/09/2021 09:51



Property Type: House (Previously Occupied - Detached)
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2021: \$1,230,000

Comparable Properties



1 Chamberlin Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 532 sqm approx



36 Samuel Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,165,000
Method: Auction Sale
Date: 12/06/2021
Property Type: House (Res)
Land Size: 589 sqm approx



6 Trent Ct BURWOOD EAST 3151 (VG)

Agent Comments



Price: \$1,105,000
Method: Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 580 sqm approx

Account - Philip Webb