

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

43 Jenner Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Blackburn South

Period - From 01/10/2021

to

30/09/2022

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	2 Jobert Ct BLACKBURN SOUTH 3130	\$1,263,500	22/10/2022
2	92 Orchard Gr BLACKBURN SOUTH 3130	\$1,250,000	09/07/2022
3	19 Hone Av BLACKBURN SOUTH 3130	\$1,208,000	24/06/2022

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:

08/11/2022 14:23



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 621 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending September 2022: \$1,320,000

Comparable Properties



2 Jobert Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,263,500
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)



92 Orchard Gr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,250,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 588 sqm approx



19 Hone Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,208,000
Method: Sold Before Auction
Date: 24/06/2022
Property Type: House
Land Size: 630 sqm approx