

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

36 Clifton Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,529,000

Property Type House

Suburb Blackburn

Period - From 01/04/2022

to

30/06/2022

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	1 Florence St BLACKBURN 3130	\$1,500,000	04/06/2022
2	6 Esk Ct FOREST HILL 3131	\$1,410,000	09/06/2022
3	23 Pratico Ct FOREST HILL 3131	\$1,300,000	14/05/2022

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:

26/08/2022 10:53



Property Type: House

Land Size: 868 sqm approx

Agent Comments

Comparable Properties



1 Florence St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 603 sqm approx



6 Esk Ct FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 09/06/2022

Property Type: House (Res)

Land Size: 788 sqm approx

23 Pratico Ct FOREST HILL 3131 (VG)

Agent Comments



Price: \$1,300,000

Method: Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 555 sqm approx