

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

40 Malcolm Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Blackburn

Period - From 01/07/2019

to

30/09/2019

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	33 Ohara St BLACKBURN 3130	\$1,435,000	21/09/2019
2	4 Janet St BLACKBURN 3130	\$1,300,000	24/08/2019
3	38 Clifton St BLACKBURN 3130	\$1,300,000	14/09/2019

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:

15/01/2020 13:19



 3  1  2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties

33 Ohara St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,435,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 657 sqm approx

4 Janet St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,300,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 670 sqm approx



38 Clifton St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 630 sqm approx