

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

25 Kerr Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,180,000

Median sale price

Median price \$1,079,000

Property Type Townhouse

Suburb Blackburn

Period - From 09/02/2022

to

08/02/2023

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	24 Southey St BLACKBURN NORTH 3130	\$1,193,000	04/02/2023
2	14/4 Frankcom St BLACKBURN 3130	\$1,190,000	09/09/2022
3	1/8 Glen Ebor Av BLACKBURN 3130	\$1,175,000	15/10/2022

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:

09/02/2023 09:46



 4
  3
  Garage + Car Space

Property Type: Townhouse
Land Size: 297 sqm approx
Agent Comments
 Brand new No body corp fees

Indicative Selling Price
 \$1,150,000 - \$1,180,000
Median Townhouse Price
 09/02/2022 - 08/02/2023: \$1,079,000

Comparable Properties



24 Southey St BLACKBURN NORTH 3130 (REI) Agent Comments

 3
  2
  2

Price: \$1,193,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Townhouse (Res)

14/4 Frankcom St BLACKBURN 3130 (VG) Agent Comments

 3
  -
  -

Price: \$1,190,000
Method: Sale
Date: 09/09/2022
Property Type: Strata Unit/Villa Unit/Townhouse
 - Single OYO Unit



1/8 Glen Ebor Av BLACKBURN 3130 (REI/VG) Agent Comments

 3
  2
  2

Price: \$1,175,000
Method: Auction Sale
Date: 15/10/2022
Property Type: Townhouse (Res)
Land Size: 281 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707