

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

7 Bindy Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Blackburn South

Period - From 01/01/2021

to 31/03/2021

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	36 Samuel Rd BLACKBURN SOUTH 3130	\$1,165,000	12/06/2021
2	10 Vermont St BLACKBURN SOUTH 3130	\$1,230,000	24/05/2021
3	8 Claude Ct BLACKBURN SOUTH 3130	\$1,250,000	18/05/2021

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:

19/06/2021 14:29

7 Bindy Street, Blackburn South Vic 3130

**Jellis
Craig**

Andrew Luke
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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

March quarter 2021: \$1,275,000



3 1 3

Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



36 Samuel Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 2

Price: \$1,165,000

Method: Auction Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 589 sqm approx



10 Vermont St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,230,000

Method: Sold Before Auction

Date: 24/05/2021

Property Type: House (Res)

Land Size: 635 sqm approx



8 Claude Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 18/05/2021

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700