

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

6/46 JENNER STREET BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

2/55 BENWERRIN DRIVE BURWOOD EAST VIC 3151	\$1,230,000	01-Oct-22
1/23 PIPPIN AVENUE BURWOOD EAST VIC 3151	\$1,245,000	18-Feb-23
2/47 CADORNA STREET BOX HILL SOUTH VIC 3128	\$1,200,000	10-Dec-22

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 6 months.

This Statement of Information was prepared on: 12 March 2023



2/55 BENWERRIN DRIVE BURWOOD EAST VIC 3151

4
 3
 2

Sold Price **\$1,230,000** Sold Date **01-Oct-22**

Distance **1.49km**



1/23 PIPPIN AVENUE BURWOOD EAST VIC 3151

4
 2
 2

Sold Price ^{RS} **\$1,245,000** Sold Date **18-Feb-23**

Distance **1.26km**



2/47 CADORNA STREET BOX HILL SOUTH VIC 3128

4
 3
 2

Sold Price ^{RS} **\$1,200,000** Sold Date **10-Dec-22**

Distance **2.31km**

RS = Recent sale

UN = Undisclosed Sale

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