## 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	1/162 Blackburn Road, Blackburn South Vic 3130
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,050,000	&	\$1,100,000
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### Median sale price

Median price	\$1,199,000	Pro	perty Type T	ownhouse		Suburb	Blackburn South
Period - From	17/11/2022	to	16/11/2023	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	280 Middleborough Rd BLACKBURN SOUTH 3130	\$1,130,000	25/10/2023
2	15/1 Royton St BURWOOD EAST 3151	\$1,077,500	16/09/2023
3	8/125-129 Hawthorn Rd FOREST HILL 3131	\$1,025,000	09/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2023 15:13





Christine Bafas 9908 5700 0427 835 610 christinebafas@jelliscraig.com.au

**Indicative Selling Price** \$1,050,000 - \$1,100,000 **Median Townhouse Price** 17/11/2022 - 16/11/2023: \$1,199,000



Property Type: Townhouse (Res) Land Size: 293 sqm approx

**Agent Comments** 

# Comparable Properties



280 Middleborough Rd BLACKBURN SOUTH

3130 (REI)

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Price: \$1,130,000 Method: Private Sale Date: 25/10/2023

Property Type: Townhouse (Single) Land Size: 309 sqm approx

**Agent Comments** 

15/1 Royton St BURWOOD EAST 3151 (REI)

**-**3



Price: \$1,077,500 Method: Auction Sale Date: 16/09/2023

Property Type: Townhouse (Res)

**Agent Comments** 

Agent Comments



8/125-129 Hawthorn Rd FOREST HILL 3131

(REI)

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Price: \$1,025,000 Method: Auction Sale Date: 09/09/2023

Property Type: Townhouse (Res) Land Size: 211 sqm approx

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





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