

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

1/20 Jenner Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$695,000 & \$735,000

Median sale price

Median price \$728,000 Property Type Unit Suburb Blackburn South

Period - From 01/02/2021 to 31/01/2022 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	2/3 Vermont St BLACKBURN SOUTH 3130	\$728,000	12/10/2021
2	4/317 Blackburn Rd BURWOOD EAST 3151	\$710,000	01/08/2021
3	6/20 Asquith St BOX HILL SOUTH 3128	\$700,000	15/10/2021

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: 01/02/2022 10:52



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Rooms: 4
Property Type: Unit
Land Size: 186 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$735,000
Median Unit Price
01/02/2021 - 31/01/2022: \$728,000

Comparable Properties



2/3 Vermont St BLACKBURN SOUTH 3130 (VG)

Agent Comments

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Price: \$728,000
Method: Sale
Date: 12/10/2021
Property Type: Flat/Unit/Apartment (Res)



4/317 Blackburn Rd BURWOOD EAST 3151 (REI)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 01/08/2021
Property Type: Unit



6/20 Asquith St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

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Price: \$700,000
Method: Sold After Auction
Date: 15/10/2021
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888