

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

10 Rodney Close, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 to 30/06/2023 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	12 Redhill Av BURWOOD EAST 3151	\$1,182,000	27/05/2023
2	41 Lawrence St BLACKBURN SOUTH 3130	\$1,180,000	22/07/2023
3	26 Tainton Rd BURWOOD EAST 3151	\$1,120,000	06/05/2023

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: 26/07/2023 12:16

10 Rodney Close, Blackburn South Vic 3130



Christine Bafas
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2023: \$1,330,000



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



12 Redhill Av BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,182,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 587 sqm approx



41 Lawrence St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,180,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 394 sqm approx



26 Tainton Rd BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,120,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House

Land Size: 596 sqm approx

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



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