## 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

12 Violet Court, Blackburn South Vic 3130

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,320,500	Pro	operty Type	Hous	se		Suburb	Blackburn South
Period - From	27/10/2022	to	26/10/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	18 Marama St BLACKBURN SOUTH 3130	\$1,300,000	09/09/2023
2	40 Faulkner St FOREST HILL 3131	\$1,120,000	18/10/2023
3	11 Course CI FOREST HILL 3131	\$1,050,000	29/05/2023

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:

27/10/2023 13:10









Property Type: House Land Size: 779 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 27/10/2022 - 26/10/2023: \$1,320,500

# **Comparable Properties**



18 Marama St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,300,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 766 sqm approx



40 Faulkner St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,120,000 Method: Private Sale Date: 18/10/2023 Property Type: House Land Size: 591 sqm approx

11 Course CI FOREST HILL 3131 (VG)



Agent Comments

Price: \$1,050,000 Method: Sale Date: 29/05/2023 Property Type: House (Res) Land Size: 749 sqm approx

#### Account - Barry Plant | P: 03 9842 8888

propertydata



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