

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,320,500 Property Type House Suburb Blackburn South

Period - From 27/10/2022 to 26/10/2023 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	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



 3  1  2

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**

 3  1  2

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**

 3  1  3

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**

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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