## 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	17 Cluney Court, Blackburn South Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,447,500	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	18 Perth St BLACKBURN SOUTH 3130	\$1,403,000	18/12/2023
2	18 Dickens St BLACKBURN 3130	\$1,381,000	16/03/2024
3	31 Richmond St BLACKBURN SOUTH 3130	\$1,250,000	21/11/2023

#### 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:	07/05/2024 16:21





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> **Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** March quarter 2024: \$1,447,500



Property Type: House Land Size: 692 sqm approx **Agent Comments** 

# Comparable Properties



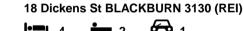
18 Perth St BLACKBURN SOUTH 3130 (REI/VG)

Price: \$1,403,000 Method: Auction Sale

Date: 18/12/2023 Property Type: House (Res)

Land Size: 710 sqm approx

**Agent Comments** 





Price: \$1,381,000 Method: Auction Sale Date: 16/03/2024

Property Type: House (Res) Land Size: 677 sqm approx **Agent Comments** 









Price: \$1,250,000 Method: Private Sale Date: 21/11/2023 Property Type: House Land Size: 696 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9870 6211



