

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

17 Cluney Court, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,400,000

Median sale price

Median price

\$1,447,500

 Property 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	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 comparable properties 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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Property Type: House
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2024: \$1,447,500

Comparable Properties



**18 Perth St BLACKBURN SOUTH 3130
(REI/VG)**

Agent Comments

4 1 4

Price: \$1,403,000
Method: Auction Sale
Date: 18/12/2023
Property Type: House (Res)
Land Size: 710 sqm approx



18 Dickens St BLACKBURN 3130 (REI)

Agent Comments

4 2 1

Price: \$1,381,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 677 sqm approx



**31 Richmond St BLACKBURN SOUTH 3130
(REI/VG)**

Agent Comments

4 1 2

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