

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 20 Faulkner Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	7 Berl Ct BLACKBURN SOUTH 3130	\$1,250,000	11/02/2023
2	86 Canterbury Rd BLACKBURN SOUTH 3130	\$1,225,000	06/05/2023
3	14 Rodney Cl BLACKBURN SOUTH 3130	\$1,220,000	24/06/2023

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.~~

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4 2 2

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2023: \$1,330,000

Comparable Properties

7 Berl Ct BLACKBURN SOUTH 3130 (REI/VG) Agent Comments

3 1 2

Price: \$1,250,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 593 sqm approx



86 Canterbury Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 2

Price: \$1,225,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 586 sqm approx



14 Rodney Ct BLACKBURN SOUTH 3130 (REI) Agent Comments

3 2 1

Price: \$1,220,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 536 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707