# 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	20 Faulkner Street, Blackburn South Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,330,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/08/2023 16:54











**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)

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**Price:** \$1,250,000 **Method:** Auction Sale **Date:** 11/02/2023

Property Type: House (Res) Land Size: 593 sqm approx

Agent Comments



86 Canterbury Rd BLACKBURN SOUTH 3130

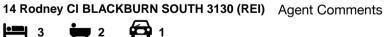
(REI)

**=**|3 **=**|1 **=**|

**Price:** \$1,225,000 **Method:** Auction Sale **Date:** 06/05/2023

**Property Type:** House (Res) **Land Size:** 586 sqm approx

**Agent Comments** 





**Price:** \$1,220,000 **Method:** Auction Sale **Date:** 24/06/2023

Property Type: House (Res) Land Size: 536 sqm approx

