

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

20A Jenner Street, 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

\$1,210,000

 Property Type

Townhouse

 Suburb

Blackburn South

Period - From

23/10/2022

 to

22/10/2023

 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	5/27-29 Richmond St BLACKBURN SOUTH 3130	\$1,310,000	26/08/2023
2	96a Fulton Rd BLACKBURN SOUTH 3130	\$1,100,000	12/08/2023
3			

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:

23/10/2023 15:25



Property Type: Townhouse

Land Size: 227 sqm approx

Agent Comments

Comparable Properties



**5/27-29 Richmond St BLACKBURN SOUTH
3130 (REI)**

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



**96a Fulton Rd BLACKBURN SOUTH 3130
(REI/VG)**

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 277 sqm approx

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.