

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

26 Faulkner Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,347,500 Property Type House Suburb Blackburn South

Period - From 01/01/2023 to 31/12/2023 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	19 Naughton Gr BLACKBURN 3130	\$2,280,000	02/12/2023
2	51 Aldinga St BLACKBURN SOUTH 3130	\$2,260,000	04/11/2023
3	147 Holland Rd BLACKBURN SOUTH 3130	\$2,175,000	16/09/2023

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:

23/01/2024 11:16



Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



19 Naughton Gr BLACKBURN 3130 (REI)

Agent Comments



Price: \$2,280,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 717 sqm approx



51 Aldinga St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$2,260,000

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)

Land Size: 684 sqm approx



147 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$2,175,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 626 sqm approx