

# 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 29 Brazeel Street, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$960,000

### Median sale price

Median price \$920,000 Property Type Unit Suburb Blackburn South

Period - From 01/04/2023 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	1/162 Blackburn Rd BLACKBURN SOUTH 3130	\$965,000	02/04/2024
2	6/33 Forest Rd FOREST HILL 3131	\$955,000	26/03/2024
3	3/5 Gee Ct NUNAWADING 3131	\$900,000	24/02/2024

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: 20/05/2024 14:37



3 2 1

**Property Type:** Townhouse

**Land Size:** 168 sqm approx

Agent Comments

## Comparable Properties



**1/162 Blackburn Rd BLACKBURN SOUTH 3130** Agent Comments (REI)

4 2 2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 02/04/2024

**Property Type:** Townhouse (Single)

**Land Size:** 292 sqm approx



**6/33 Forest Rd FOREST HILL 3131 (VG)** Agent Comments

3 - -

**Price:** \$955,000

**Method:** Sale

**Date:** 26/03/2024

**Property Type:** Flat/Unit/Apartment (Res)



**3/5 Gee Ct NUNAWADING 3131 (REI/VG)** Agent Comments

3 2 2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit

**Land Size:** 279 sqm approx