

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 3 O'Brien Crescent, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Blackburn South

Period - From 01/10/2023 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	68 Aldinga St BLACKBURN SOUTH 3130	\$2,060,000	10/11/2023
2	91 Holland Rd BLACKBURN SOUTH 3130	\$1,945,000	09/01/2024
3	32 Grange Rd BLACKBURN SOUTH 3130	\$1,920,000	16/03/2024

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: 18/03/2024 11:09

3 O'Brien Crescent, Blackburn South Vic 3130



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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

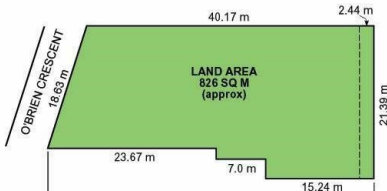
December quarter 2023: \$1,390,000

5 3 2

Property Type: House

Land Size: 826 sqm approx

Agent Comments



Comparable Properties



68 Aldinga St BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

5 3 2

Price: \$2,060,000

Method: Private Sale

Date: 10/11/2023

Property Type: House

Land Size: 547 sqm approx



91 Holland Rd BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

5 2 2

Price: \$1,945,000

Method: Private Sale

Date: 09/01/2024

Property Type: House

Land Size: 652 sqm approx



32 Grange Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

5 2 2

Price: \$1,920,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 614 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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