

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

7 Cluney Court, 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

\$1,330,000

Property 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	Price	Date of sale
1	15 Pippin Av BURWOOD EAST 3151	\$1,185,000	18/03/2023
2	2 Chamberlin Ct BLACKBURN SOUTH 3130	\$1,145,000	02/03/2023
3	219 Blackburn Rd BLACKBURN SOUTH 3130	\$1,100,000	24/04/2023

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:

31/08/2023 10:59



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Rooms: 3
Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2023: \$1,330,000

Comparable Properties



15 Pippin Av BURWOOD EAST 3151 (REI/VG) Agent Comments

3 1 2

Price: \$1,185,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 582 sqm approx



2 Chamberlin Ct BLACKBURN SOUTH 3130 (REI/VG) Agent Comments

3 1 2

Price: \$1,145,000
Method: Private Sale
Date: 02/03/2023
Property Type: House
Land Size: 540 sqm approx



219 Blackburn Rd BLACKBURN SOUTH 3130 (VG) Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 24/04/2023
Property Type: House (Res)
Land Size: 592 sqm approx

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