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

9 Samuel Road, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,447,500	Pro	operty Type	Hous	se		Suburb	Blackburn South	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Granya Ct BLACKBURN SOUTH 3130	\$1,365,000	07/06/2024
2	149 Eley Rd BLACKBURN SOUTH 3130	\$1,251,000	11/05/2024
3	184 Blackburn Rd BLACKBURN SOUTH 3130	\$1,100,000	06/07/2024

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:

10/07/2024 16:43



9 Samuel Road, Blackburn South Vic 3130







Property Type: House **Land Size:** 595 sqm approx Agent Comments Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2024: \$1,447,500

Comparable Properties



8 Granya Ct BLACKBURN SOUTH 3130 (REI) Agent Comments

Price: \$1,365,000 Method: Private Sale Date: 07/06/2024 Property Type: House Land Size: 611 sqm approx



149 Eley Rd BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,251,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 586 sqm approx



184 Blackburn Rd BLACKBURN SOUTH 3130 Agent Comments (REI)



Price: \$1,100,000 Method: Auction Sale Date: 06/07/2024 Property Type: House (Res) Land Size: 562 sqm approx

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



propertydata com.au

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