

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 between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,447,500 Property Type House Suburb Blackburn South

Period - From 01/01/2024 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	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



Property Type: House

Land Size: 595 sqm approx

Agent Comments

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 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 06/07/2024

Property Type: House (Res)

Land Size: 562 sqm approx