Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 DONALD STREET BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,350,400	Property type	Houses	Suburb	Blackburn South
Period-from	01 Oct 2021	to	30 Sep 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
149 ELEY ROAD BLACKBURN SOUTH VIC 3130	1200000	17-Sep-22
13 SOMERSET COURT BLACKBURN SOUTH VIC 3130	1160000	21-May-22
7 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130	1200000	15-Oct-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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149 ELEY ROAD BLACKBURN SOUTH VIC 3130

3 2 2

Sold Price RS 1200000 Sold Date 17-Sep-22

Distance 1.66km



13 SOMERSET COURT BLACKBURN SOUTH VIC 3130

3 2 1

Sold Price 1160000 Sold Date 21-May-22

Distance 1.14km



7 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130

3 1 2

Sold Price RS 1200000 UN Sold Date 15-Oct-22

Distance 0.3km

RS = Recent sale **UN** = Undisclosed Sale

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