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 $1,447,500 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	36 Golden Glen Rd FOREST HILL 3131	$2,155,000	13/04/2024
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: 14/05/2024 10:35

3 O'Brien Crescent, Blackburn South Vic 3130

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4 3 2

Property Type: House
Land Size: 826 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
March quarter 2024: $1,447,500

Comparable Properties



36 Golden Glen Rd FOREST HILL 3131 (REI)

5 3 2

Price: $2,155,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments



91 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

5 2 2

Price: $1,945,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 652 sqm approx

Agent Comments



32 Grange Rd BLACKBURN SOUTH 3130 (REI)

5 2 2

Price: $1,920,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

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