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	14 Sandra Street, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,333,000 Property Type House Suburb Blackburn South

Period - From 01/04/2024 to 30/06/2024 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 Norma Rd FOREST HILL 3131	$1,010,000	20/07/2024
2	29 Brazeel St BLACKBURN SOUTH 3130	$980,000	10/06/2024
3	6 Saxonwood Dr VERMONT SOUTH 3133	$1,200,000	01/06/2024

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: 15/08/2024 10:20

14 Sandra Street, Blackburn South Vic 3130

Dylan Brown
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3 2 2

Property Type: House
Land Size: 358 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2024: $1,333,000

Comparable Properties



8 Norma Rd FOREST HILL 3131 (REI)

3 2 2

Price: $1,010,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments



29 Brazeel St BLACKBURN SOUTH 3130 (REI/VG)

3 2 1

Price: $980,000
Method: Sold Before Auction
Date: 10/06/2024
Property Type: Townhouse (Res)

Agent Comments



6 Saxonwood Dr VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,200,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 395 sqm approx

Agent Comments

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