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	2 Cluney Court, Blackburn South Vic 3130

Indicative selling price

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

Single price $1,125,000

Median sale price

Median price $1,372,500 Property Type House Suburb Blackburn South

Period - From 01/10/2023 to 30/09/2024 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	121 Eley Rd BLACKBURN SOUTH 3130	$1,100,000	21/10/2024
2	29 Indra Rd BLACKBURN SOUTH 3130	$1,200,000	12/10/2024
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: 16/11/2024 11:06

2 Cluney Court, Blackburn South Vic 3130

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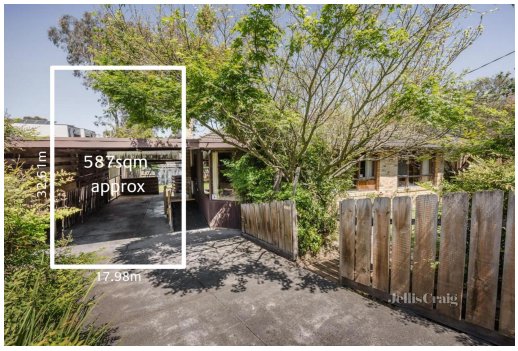

5 2 2

Property Type: House
Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price
$1,125,000
Median House Price
Year ending September 2024: $1,372,500

Comparable Properties



121 Eley Rd BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 595 sqm approx

Agent Comments



29 Indra Rd BLACKBURN SOUTH 3130 (REI)

3 1 1

Price: $1,200,000
Method: Private Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



184 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

3 1 2

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

Agent Comments

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

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