

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

1 Chamberlin Court 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Blackburn South

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

2 Bronwyn Court Blackburn South VIC 3130	\$992,000	13-Mar-21
9 Sandgate Road Blackburn South VIC 3130	\$1,010,000	19-Dec-20
34 Ballantyne Street Burwood East VIC 3151	\$1,016,000	06-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 16 April 2021

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**2 Bronwyn Court Blackburn South
VIC 3130**

 3  1  2

Sold Price

^{RS} **\$992,000**

Sold Date

13-Mar-21

Distance

0.46km



**9 Sandgate Road Blackburn South
VIC 3130**

 3  1  1

Sold Price

^{RS} **\$1,010,000**

Sold Date

19-Dec-20

Distance

0.78km



**34 Ballantyne Street Burwood East
VIC 3151**

 3  1  1

Sold Price

^{RS} **\$1,016,000**

Sold Date

06-Mar-21

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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