

# 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

23 Sandgate Road, Blackburn South Vic 3130
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,550,000
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 & 

\$1,630,000
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### Median sale price

Median price 

\$1,106,000
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 Property Type 

House
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 Suburb 

Blackburn South
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Period - From 

01/10/2019
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 to 

30/09/2020
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 Source 

REIV
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### 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	4 Garie St BLACKBURN 3130	\$1,645,000	13/06/2020
2	63 Main St BLACKBURN 3130	\$1,636,000	20/06/2020
3	24 Shawlands Av BLACKBURN SOUTH 3130	\$1,524,121	16/06/2020

**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: 

25/11/2020 14:44
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5   2   2

**Property Type:** House

**Land Size:** 537 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,630,000

**Median House Price**

Year ending September 2020: \$1,106,000

## Comparable Properties

**4 Garie St BLACKBURN 3130 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,645,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**63 Main St BLACKBURN 3130 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,636,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 519 sqm approx

**24 Shawlands Av BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,524,121

**Method:** Private Sale

**Date:** 16/06/2020

**Property Type:** House

**Land Size:** 642 sqm approx