

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

1/48 Shawlands Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,082,500

Property Type Townhouse

Suburb Blackburn South

Period - From 27/02/2022

to

26/02/2023

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	57 Northcote Cirt BURWOOD EAST 3151	\$1,380,000	26/11/2022
2	4 Scarlet Oak Ct BLACKBURN SOUTH 3130	\$1,285,000	04/02/2023
3	1/23 Pippin Av BURWOOD EAST 3151	\$1,245,000	18/02/2023

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:

27/02/2023 17:13



4 2 2

Property Type: Townhouse (Res)

Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

27/02/2022 - 26/02/2023: \$1,082,500

Comparable Properties



57 Northcote Cirt BURWOOD EAST 3151 (REI) **Agent Comments**

4 2 2

Price: \$1,380,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 252 sqm approx



4 Scarlet Oak Ct BLACKBURN SOUTH 3130 (REI) **Agent Comments**

4 2 2

Price: \$1,285,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)



1/23 Pippin Av BURWOOD EAST 3151 (REI) **Agent Comments**

4 2 2

Price: \$1,245,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)