

## 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

10/13 Main Street, Blackburn Vic 3130

## Indicative selling price

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

Single price \$450,000

## Median sale price

Median price \$882,000

House

Unit

X

Suburb

Blackburn

Period - From 01/01/2018

to

31/03/2018

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	1/2 Minna St BLACKBURN 3130	\$470,000	10/03/2018
2	G01/2 Queen St BLACKBURN 3130	\$450,000	02/03/2018
3	10/113 Surrey Rd BLACKBURN NORTH 3130	\$440,000	22/01/2018

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.



2 1 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/2 Minna St BLACKBURN 3130 (REI)**

Agent Comments

1 1 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 10/03/2018

**Rooms:** 3

**Property Type:** Apartment

**G01/2 Queen St BLACKBURN 3130 (REI)**

Agent Comments

2 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 02/03/2018

**Rooms:** -

**Property Type:** Apartment



**10/113 Surrey Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments

2 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 22/01/2018

**Rooms:** -

**Property Type:** Apartment