

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

18 Holroyd Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,194,000 House ☒ Unit ☐ Suburb Blackburn South

Period - From 01/10/2017 to 31/12/2017 Source REIV

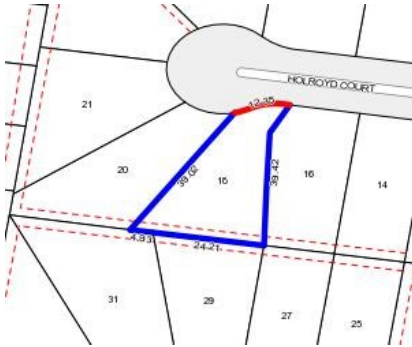
Comparable property sales (*Delete A or B below as applicable)

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	7 Holroyd Ct BLACKBURN SOUTH 3130	\$1,300,000	02/11/2017
2	19 Sylvia St BLACKBURN SOUTH 3130	\$1,275,000	10/02/2018
3	23 Bond Av BLACKBURN SOUTH 3130	\$1,090,000	02/12/2017

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.



Rooms:

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



7 Holroyd Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 02/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 587 sqm approx



19 Sylvia St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,275,000

Method: Private Sale

Date: 10/02/2018

Rooms: 10

Property Type: House (Res)



23 Bond Av BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx