hockingstuart

Merelyn Bond 03-9886 6900 0438 703 388

mbond@hockingstuart.com.au

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

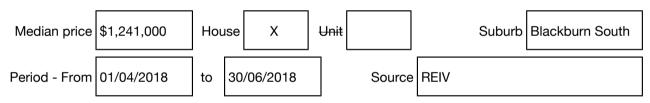
S Grockerton Court, Blackburn South Vic 3130 d le

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

Median sale price



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	157 Holland Rd BLACKBURN SOUTH 3130	\$1,210,000	22/05/2018
2	2 Stafford St BLACKBURN SOUTH 3130	\$1,205,000	07/04/2018
3	9 Samuel Rd BLACKBURN SOUTH 3130	\$1,150,000	24/03/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



3 Crockerton Court, Blackburn South Vic 3130

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Rooms: Property Type: House Land Size: 621 sqm approx Agent Comments Merelyn Bond 03-9886 6900 0438 703 388 mbond@hockingstuart.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2018: \$1,241,000

Comparable Properties

157 Holland Rd BLACKBURN SOUTH 3130 (REI/VG) 4 2 2 2 Price: \$1,210,000 Method: Private Sale Date: 22/05/2018 Rooms: - Property Type: House Land Size: 626 sqm approx	Agent Comments
2 Stafford St BLACKBURN SOUTH 3130 (REI/VG) Price: \$1,205,000 Method: Auction Sale Date: 07/04/2018 Rooms: 4 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments
9 Samuel Rd BLACKBURN SOUTH 3130 (REI/VG) 3 1 2 Price: \$1,150,000 Method: Auction Sale Date: 24/03/2018 Rooms: 5 Property Type: House (Res) Land Size: 595 sqm approx	Agent Comments

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