

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 3 Crockerton Court, Blackburn South Vic 3130

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

Median price \$1,241,000 House X Unit Suburb Blackburn South
Period - From 01/04/2018 to 30/06/2018 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	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.



3 2 2

Rooms:

Property Type: House

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



157 Holland Rd BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000

Method: Private Sale

Date: 22/05/2018

Rooms: -

Property Type: House

Land Size: 626 sqm approx



2 Stafford St BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

3 1 1

Price: \$1,205,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 650 sqm approx



9 Samuel Rd BLACKBURN SOUTH 3130
(REI/VG)

Agent Comments

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