

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

20 Gerald Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Blackburn

Period - From 01/07/2019 to 30/09/2019 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	1/12 Lawson St BLACKBURN 3130	\$995,000	24/08/2019
2	51 Alandale Rd BLACKBURN 3130	\$871,000	06/07/2019
3	41 Maple St BLACKBURN 3130	\$860,000	12/10/2019

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:

12/11/2019 12:28



Property Type: House

Land Size: 389 sqm approx

Agent Comments

Comparable Properties



1/12 Lawson St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$995,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 373 sqm approx



51 Alandale Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$871,000

Method: Private Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 584 sqm approx



41 Maple St BLACKBURN 3130 (REI)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 12/10/2019

Rooms: 5

Property Type: House (Res)