

# 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

2/8 Fulton Road, Blackburn South Vic 3130

### Indicative selling price

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

Range between \$880,000 & \$950,000

### Median sale price

Median price \$800,000 Property Type Unit Suburb Blackburn South

Period - From 08/11/2018 to 07/11/2019 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 | 2/36-38 Hamel St BOX HILL SOUTH 3128 | \$927,000 | 05/10/2019   |
| 2 | 125 Fulton Rd BLACKBURN SOUTH 3130   | \$915,000 | 31/08/2019   |
| 3 | 4/36-38 Hamel St BOX HILL SOUTH 3128 | \$855,888 | 15/08/2019   |

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:

08/11/2019 10:51



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$880,000 - \$950,000

**Median Unit Price**

08/11/2018 - 07/11/2019: \$800,000

## Comparable Properties



**2/36-38 Hamel St BOX HILL SOUTH 3128 (REI)** Agent Comments

3 2 2

**Price:** \$927,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Rooms:** 6

**Property Type:** Townhouse (Res)



**125 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** Townhouse (Res)



**4/36-38 Hamel St BOX HILL SOUTH 3128 (VG)** Agent Comments

3 - -

**Price:** \$855,888

**Method:** Sale

**Date:** 15/08/2019

**Property Type:** Flat/Unit/Apartment (Res)