

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	195 Springfield Road, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$900,000

Median sale price

Median price	\$972,750	Hou	se	Х	Unit			Suburb	Blackburn North
Period - From	01/04/2019	to	30/06	/2019		Source	REIV		

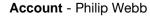
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	5 Nicholson St NUNAWADING 3131	\$884,000	10/08/2019
2	18 Winifred St NUNAWADING 3131	\$860,000	04/05/2019
3	64 Roy St DONVALE 3111	\$850,000	23/07/2019

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.







Generated: 27/08/2019 17:29











Property Type: House (Previously

Occupied - Detached) Land Size: 634 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$900,000 **Median House Price** June quarter 2019: \$972,750

Comparable Properties

5 Nicholson St NUNAWADING 3131 (REI)





Price: \$884,000 Method: Auction Sale Date: 10/08/2019

Rooms: -

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments









Price: \$860.000 Method: Auction Sale Date: 04/05/2019

Rooms: -

Property Type: House (Res) Land Size: 632 sqm approx

Agent Comments









Price: \$850,000 Method: Private Sale Date: 23/07/2019

Rooms: -

Property Type: House

Agent Comments

Account - Philip Webb





Generated: 27/08/2019 17:29