

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 195 Springfield Road, Blackburn North Vic 3130

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 House X 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.

	Address 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.



Rooms:

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)

Agent Comments



Price: \$884,000

Method: Auction Sale

Date: 10/08/2019

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm approx



18 Winifred St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 632 sqm approx



64 Roy St DONVALE 3111 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 23/07/2019

Rooms: -

Property Type: House