

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

4/231 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$732,750

House

Unit

X

Suburb

Blackburn

Period - From 01/07/2016

to

30/06/2017

Source REIV

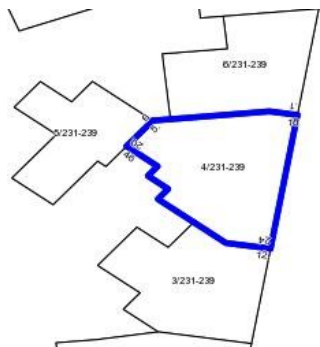
Comparable property sales (*Delete A or B below as applicable)

- 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	3/29 Baldwin Rd BLACKBURN 3130	\$630,100	18/08/2017
2	12/5 Travellyn Ct BLACKBURN SOUTH 3130	\$615,000	29/07/2017
3	4/29 Baldwin Rd BLACKBURN 3130	\$590,000	20/06/2017

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:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending June 2017: \$732,750

Comparable Properties



3/29 Baldwin Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$630,100
Method: Sold Before Auction
Date: 18/08/2017
Rooms: 3
Property Type: Unit



12/5 Travellyn Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 3
Property Type: Unit



4/29 Baldwin Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 20/06/2017
Rooms: 1
Property Type: Unit