

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	1/3-5 Wreford Road, Blackburn South Vic 3130
Including suburb and	
postcode	

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	\$900,500	Hou	se	Unit	Х		Suburb	Blackburn South
Period - From	01/10/2017	to	30/09/2018		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	5/66 Blackburn Rd BLACKBURN 3130	\$605,000	29/05/2018
2	4/11 Main St BLACKBURN 3130	\$603,168	24/08/2018
3	5/10-12 Hill St BOX HILL SOUTH 3128	\$602,000	27/08/2018

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.



Account - Barry Plant | P: 03 9842 8888





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Rooms:

Property Type: Unit

Land Size: 140.10 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price Year ending September 2018: \$900,500

Comparable Properties



5/66 Blackburn Rd BLACKBURN 3130 (REI/VG) Agent Comments

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Price: \$605,000 **Method:** Private Sale **Date:** 29/05/2018

Rooms: -

Property Type: Unit



4/11 Main St BLACKBURN 3130 (REI/VG)

– 2





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Price: \$603,168

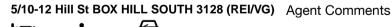
Method: Sold Before Auction

Date: 24/08/2018

Rooms: -

Property Type: Unit

Agent Comments





Price: \$602,000 Method: Private Sale Date: 27/08/2018

Rooms: -

Property Type: Unit

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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