

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

1/3-5 Wreford Road, Blackburn South 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 \$900,500 House Unit X 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.

	Address 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.



 2  1  1

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**

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$603,168

Method: Sold Before Auction

Date: 24/08/2018

Rooms: -

Property Type: Unit



5/10-12 Hill St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

 2  1  1

Price: \$602,000

Method: Private Sale

Date: 27/08/2018

Rooms: -

Property Type: Unit