

Desmond Tang 03 9602 1699 0433 963 135 desmond.tang@vicprop.com.au

#### 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	3 Charlton Street, 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	\$1,100,000	&	\$1,200,000

#### Median sale price

Median price	\$1,150,000	Hou	ise X	Unit			Suburb	Blackburn North
Period - From	01/01/2017	to	31/12/2017		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	1/18 Talford St DONCASTER EAST 3109	\$1,270,000	04/01/2018
2	23 Fithie St BLACKBURN NORTH 3130	\$1,175,000	25/11/2017
3	42 caroline Cr BLACKBURN NORTH 3130	\$1,102,000	28/10/2017

#### 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.

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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** Year ending December 2017: \$1,150,000





Rooms: **Property Type:** Agent Comments

### Comparable Properties



1/18 Talford St DONCASTER EAST 3109 (REI)





Price: \$1,270,000 Method: Private Sale Date: 04/01/2018

Rooms: 6

Property Type: Townhouse (Res) Land Size: 299 sqm approx



23 Fithie St BLACKBURN NORTH 3130

(REI/VG)





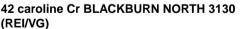
Price: \$1,175,000 Method: Auction Sale Date: 25/11/2017

Rooms: 7

Property Type: House (Res) Land Size: 645 sqm approx

**Agent Comments** 

**Agent Comments** 











Price: \$1,102,000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: House (Res) Land Size: 610 sqm approx

**Agent Comments** 

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