

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 MALCOLM STREET, BLACKBURN, VIC  **3**  **1**  **2**

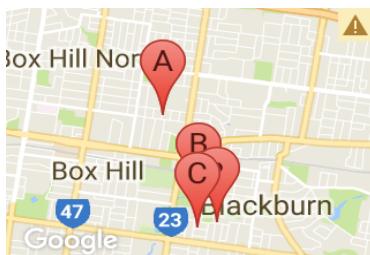
Indicative Selling Price

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

Price Range: **\$1,450,000 to \$1,550,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



BLACKBURN, VIC, 3130

Suburb Median Sale Price (House)

\$1,375,000

01 October 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



8 EVAN ST, BOX HILL NORTH, VIC 3129  **3**  **2**  **2**

Sale Price

***\$1,581,000**

Sale Date: 17/04/2018

Distance from Property: 1.7km



6 GARIE ST, BLACKBURN, VIC 3130  **3**  **1**  **3**

Sale Price

****\$1,450,000**

Sale Date: 17/03/2018

Distance from Property: 422m



1 ORANA ST, BLACKBURN, VIC 3130  **3**  **1**  **2**

Sale Price

***\$1,505,000**

Sale Date: 17/02/2018

Distance from Property: 262m



This report has been compiled on 01/05/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 MALCOLM STREET, BLACKBURN, VIC 3130

Indicative selling price

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

Price Range:

\$1,450,000 to \$1,550,000

Median sale price

Median price

\$1,375,000

House

X

Unit

Suburb

BLACKBURN

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
8 EVAN ST, BOX HILL NORTH, VIC 3129	*\$1,581,000	17/04/2018
6 GARIE ST, BLACKBURN, VIC 3130	**\$1,450,000	17/03/2018
1 ORANA ST, BLACKBURN, VIC 3130	*\$1,505,000	17/02/2018