

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

8/52 Fulton Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,090,000

Median sale price

Median price \$727,500

Property Type Unit

Suburb Blackburn South

Period - From 01/07/2018

to 30/06/2019

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	1/11 Greenwood St BURWOOD 3125	\$1,102,000	07/09/2019
2	1a Hayfield Rd MOUNT WAVERLEY 3149	\$1,080,000	14/04/2019
3	1/8-10 Richmond St BLACKBURN SOUTH 3130	\$1,040,000	30/03/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 20:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,090,000
Median Unit Price
Year ending June 2019: \$727,500

Comparable Properties



1/11 Greenwood St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,102,000
Method: Auction Sale
Date: 07/09/2019
Property Type: Townhouse (Res)



1a Hayfield Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 14/04/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 364 sqm approx

1/8-10 Richmond St BLACKBURN SOUTH 3130 (VG)

Agent Comments



Price: \$1,040,000
Method: Sale
Date: 30/03/2019
Property Type: Flat/Unit/Apartment (Res)