

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

13 Craig Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$980,500

House

X

Unit

Suburb

Blackburn South

Period - From 01/10/2018

to

31/12/2018

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	8 Calrossie Rd BLACKBURN SOUTH 3130	\$950,000	23/11/2018
2	27 Hunter Dr BLACKBURN SOUTH 3130	\$938,000	01/10/2018
3	7 Dundee St BLACKBURN SOUTH 3130	\$905,000	09/02/2019

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.



Rooms:

Property Type: House

Land Size: 645 sqm approx

Agent Comments

Comparable Properties

8 Calrossie Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 23/11/2018

Rooms: -

Property Type: House

Land Size: 623 sqm approx



27 Hunter Dr BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$938,000

Method: Private Sale

Date: 01/10/2018

Rooms: 4

Property Type: House (Res)

7 Dundee St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 626 sqm approx