

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

33 O'Hara Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,190,000

&

\$1,270,000

Median sale price

Median price \$1,330,750

House

X

Unit

Suburb

Blackburn

Period - From 01/04/2019

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	15 Patricia Rd BLACKBURN 3130	\$1,310,800	04/05/2019
2	25 Mall Ct BLACKBURN NORTH 3130	\$1,160,000	26/07/2019
3	14 Esta St BLACKBURN NORTH 3130	\$1,100,000	17/08/2019

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.

33 O'Hara Street, Blackburn Vic 3130



Daniel Bullen

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Indicative Selling Price

\$1,190,000 - \$1,270,000

Median House Price

June quarter 2019: \$1,330,750



4 2 3

Rooms:

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties

15 Patricia Rd BLACKBURN 3130 (VG)

Agent Comments

4 - -

Price: \$1,310,800

Method: Sale

Date: 04/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 662 sqm approx

25 Mall Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,160,000

Method: Private Sale

Date: 26/07/2019

Rooms: -

Property Type: House



14 Esta St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 8

Property Type: House (Res)