

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

28 Laurel Grove North, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,494,000

House

X

Unit

Suburb

Blackburn

Period - From 01/10/2017

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	16 Wellington Av BLACKBURN 3130	\$1,790,000	11/11/2017
2	32 Fuchsia St BLACKBURN 3130	\$1,775,000	24/02/2018
3	32 Court St BOX HILL 3128	\$1,700,600	23/11/2017

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,800,000
Median House Price
 December quarter 2017: \$1,494,000

Comparable Properties



16 Wellington Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,790,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 10
Property Type: House (Res)
Land Size: 989 sqm approx



32 Fuchsia St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,775,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm approx



32 Court St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,700,600
Method: Sold Before Auction
Date: 23/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 607 sqm approx