

# 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

10 Clare Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$795,000

### Median sale price

Median price

\$701,750

Property Type

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	3/67 Blackburn Rd BLACKBURN 3130	\$804,000	23/08/2019
2	2/81 Koonung Rd BLACKBURN NORTH 3130	\$754,000	21/09/2019
3	3/3 Ralph St BLACKBURN SOUTH 3130	\$740,000	07/09/2019

**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:

14/10/2019 10:55



2   1   1

**Property Type:** Unit  
**Land Size:** 237 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$795,000  
**Median Unit Price**  
June quarter 2019: \$701,750

## Comparable Properties



**3/67 Blackburn Rd BLACKBURN 3130 (REI)**

**Agent Comments**

2   1   1

**Price:** \$804,000  
**Method:** Sold Before Auction  
**Date:** 23/08/2019  
**Rooms:** 4  
**Property Type:** Unit

**2/81 Koonung Rd BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

2   1   1

**Price:** \$754,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Rooms:** 4  
**Property Type:** Unit



**3/3 Ralph St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

2   1   1

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Property Type:** Unit  
**Land Size:** 188 sqm approx