

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

4 Chapman Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,151,000

Property Type House

Suburb Blackburn North

Period - From 01/10/2019

to

31/12/2019

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	84 Tristania St DONCASTER EAST 3109	\$1,200,000	04/10/2019
2	2/33 Ashley St BOX HILL NORTH 3129	\$1,155,000	14/09/2019
3	3/15 Ashley St BOX HILL NORTH 3129	\$1,120,000	21/09/2019

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:

20/02/2020 10:51

4 Chapman Street, Blackburn North Vic 3130



Michael Steenhuis
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2019: \$1,151,000



Property Type: House

Land Size: 273 sqm approx

Agent Comments

Comparable Properties



84 Tristania St DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 04/10/2019

Property Type: Townhouse (Single)

Land Size: 286 sqm approx



2/33 Ashley St BOX HILL NORTH 3129
(REI/VG)

Agent Comments



Price: \$1,155,000

Method: Private Sale

Date: 14/09/2019

Rooms: 8

Property Type: Townhouse (Single)



3/15 Ashley St BOX HILL NORTH 3129
(REI/VG)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 8

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.