

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

2a Barns Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$848,750

House

Unit

X

Suburb

Blackburn South

Period - From 01/01/2017

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	2/1 Darook St BLACKBURN SOUTH 3130	\$767,000	24/07/2017
2	2/15 Glen Ebor Av BLACKBURN 3130	\$761,000	07/10/2017
3	1/60 Edinburgh Rd BLACKBURN SOUTH 3130	\$750,000	24/08/2017

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:

Agent Comments

Comparable Properties



2/1 Darook St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$767,000

Method: Private Sale

Date: 24/07/2017

Rooms: 3

Property Type: Unit

Land Size: 311 sqm approx



2/15 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$761,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 3

Property Type: Unit



1/60 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 24/08/2017

Rooms: 5

Property Type: Unit

Land Size: 230 sqm approx