

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 Marama Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$902,500 House X Unit Suburb Blackburn South

Period - From 01/01/2019 to 31/03/2019 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	8 Barter Cr FOREST HILL 3131	\$910,000	23/03/2019
2	7 Abercromby Rd BLACKBURN SOUTH 3130	\$865,000	13/03/2019
3	4 Mutual Ct FOREST HILL 3131	\$865,000	26/11/2018

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.



4 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

4 1 2

Price: \$910,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



7 Abercromby Rd BLACKBURN SOUTH 3130 (VG)

Agent Comments

4 - -

Price: \$865,000

Method: Sale

Date: 13/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 559 sqm approx



4 Mutual Ct FOREST HILL 3131 (REI/VG)

Agent Comments

4 1 1

Price: \$865,000

Method: Private Sale

Date: 26/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 632 sqm approx