

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

5/28 Lake Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$510,000

&

\$550,000

Median sale price

Median price \$686,250

Property Type Unit

Suburb Blackburn

Period - From 17/02/2019

to

16/02/2020

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	2/39 Glebe St FOREST HILL 3131	\$540,000	19/10/2019
2	8/8-10 Albert St BLACKBURN 3130	\$503,000	26/10/2019
3			

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:

17/02/2020 14:18

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Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

17/02/2019 - 16/02/2020: \$686,250



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/39 Glebe St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: Unit

Land Size: 88 sqm approx



8/8-10 Albert St BLACKBURN 3130 (REI)

Agent Comments



Price: \$503,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 3

Property Type: Unit

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.