

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

6 Junction Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Blackburn

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	112 Springfield Rd BLACKBURN 3130	\$970,000	16/11/2019
2	54 Junction Rd BLACKBURN NORTH 3130	\$943,000	10/12/2019
3	560 Middleborough Rd BLACKBURN NORTH 3130	\$932,000	21/11/2019

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:

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2019: \$1,402,500



 3  1  2

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



112 Springfield Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$970,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 671 sqm approx



54 Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$943,000

Method: Private Sale

Date: 10/12/2019

Property Type: House

Land Size: 573 sqm approx

560 Middleborough Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$932,000

Method: Sold Before Auction

Date: 21/11/2019

Property Type: House (Res)

Land Size: 597 sqm approx