

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

15 Craig Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$970,000

&

\$1,050,000

Median sale price

Median price \$1,207,500

House

X

Unit

Suburb

Blackburn South

Period - From 01/07/2017

to

30/06/2018

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	47 Salisbury Av BLACKBURN 3130	\$1,060,000	27/04/2018
2	197 Blackburn Rd BLACKBURN SOUTH 3130	\$970,000	13/04/2018
3	17 Kent Rd BOX HILL 3128	\$950,000	07/07/2018

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.



 2  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

Year ending June 2018: \$1,207,500

Comparable Properties



47 Salisbury Av BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,060,000

Method: Sold Before Auction

Date: 27/04/2018

Rooms: 3

Property Type: House

Land Size: 567 sqm approx



197 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 2  2  2

Price: \$970,000

Method: Private Sale

Date: 13/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 560 sqm approx



17 Kent Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  2

Price: \$950,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 6

Property Type: House

Land Size: 425 sqm approx