

# 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

4 Wolseley Crescent, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Blackburn

Period - From 01/04/2020

to

30/06/2020

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	52 Alandale Rd BLACKBURN 3130	\$1,656,000	24/03/2020
2	14 The Avenue BLACKBURN 3130	\$1,601,001	18/05/2020
3	49 Rosalind Cr BLACKBURN 3130	\$1,600,000	18/05/2020

**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:

30/07/2020 13:28



5 3 2

**Rooms:** 8

**Property Type:** House

**Land Size:** 661 sqm approx

Agent Comments

## Comparable Properties



**52 Alandale Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,656,000

**Method:** Sold Before Auction

**Date:** 24/03/2020

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**14 The Avenue BLACKBURN 3130 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,601,001

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House

**Land Size:** 821 sqm approx



**49 Rosalind Cr BLACKBURN 3130 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House

**Land Size:** 602 sqm approx