

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

1 Kinkora Road, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,225,000

House

X

Unit

Suburb

Blackburn

Period - From

01/07/2018

to

30/06/2019

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	13 Twyford St BOX HILL NORTH 3129	\$985,000	23/03/2019
2	21 Bordeaux Av BLACKBURN 3130	\$981,000	11/05/2019
3	26 Sussex St BLACKBURN NORTH 3130	\$965,500	25/05/2019

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.



Rooms:
Property Type: House (Res)
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending June 2019: \$1,225,000

Comparable Properties



13 Twyford St BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$985,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



21 Bordeaux Av BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$981,000
Method: Auction Sale
Date: 11/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 674 sqm approx



26 Sussex St BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$965,500
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 619 sqm approx