

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

1A Vernon Street, Blackburn South Vic 3130

Indicative selling price

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

Single price \$1,088,000

Median sale price

Median price \$1,194,000

House

X

Unit

Suburb

Blackburn South

Period - From 01/10/2017

to

31/12/2017

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	17 Monash Gr BLACKBURN SOUTH 3130	\$1,100,000	14/10/2017
2	23 Bond Av BLACKBURN SOUTH 3130	\$1,090,000	02/12/2017
3	33 Boyd St BLACKBURN SOUTH 3130	\$1,068,000	01/12/2017

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.



 3  2  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



17 Monash Gr BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  1  3

Price: \$1,100,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 538 sqm approx



23 Bond Av BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  1  6

Price: \$1,090,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx



33 Boyd St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 4  1  1

Price: \$1,068,000

Method: Sold Before Auction

Date: 01/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm approx