



Rooms:

Property Type: House (Res)

Land Size: 630 sqm

Agent Comments

This beautifully positioned brick property is ideal for a growing family, with the potential to build a new home (STCA). Situated in the heart of this highly desirable family-friendly pocket, it's opposite Blackburn Lake Primary and Blackburn Lake Reserve.

Comparable Properties



43 Glen Valley Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,007,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 599 sqm



4 Rosalind Cr BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 638 sqm



45 Rosalind Cr BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 598 sqm

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

2 Gerald Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,000

House X

Suburb Blackburn

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
43 Glen Valley Rd FOREST HILL 3131	\$1,007,000	10/12/2016
4 Rosalind Cr BLACKBURN 3130	\$1,110,000	01/04/2017
45 Rosalind Cr BLACKBURN 3130	\$1,120,000	18/03/2017