

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

1/5 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$848,750

House

Unit

X

Suburb

Blackburn South

Period - From 01/04/2017

to

31/03/2018

Source REIV

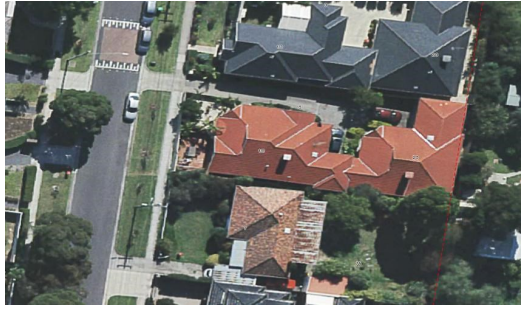
Comparable property sales (*Delete A or B below as applicable)

- 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	11a Donald St BLACKBURN SOUTH 3130	\$1,025,000	03/03/2018
2	3/88-90 Main St BLACKBURN 3130	\$1,000,000	03/02/2018
3	6a Lloyd Ct BLACKBURN SOUTH 3130	\$955,000	28/04/2018

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.



3 2 1

Rooms:

Property Type: Townhouse (Res)

Land Size: 308 sqm approx

Agent Comments

Comparable Properties



11a Donald St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 2 2

Price: \$1,025,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 345 sqm approx



3/88-90 Main St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 03/02/2018

Rooms: 7

Property Type: Unit

Land Size: 300 sqm approx



6a Lloyd Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$955,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 467 sqm approx