McGrath

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	14 Bond Avenue, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$890,000

Median sale price

Median price	\$902,500	Ηοι	ıse X	Unit		Sul	burb	Blackburn South
Period - From	01/01/2019	to	31/03/2019		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	52 Shawlands Av BLACKBURN SOUTH 3130	\$890,000	11/04/2019
2	13 Dundee St BLACKBURN SOUTH 3130	\$855,000	03/05/2019
3	16 Rishon Av BLACKBURN SOUTH 3130	\$850,000	29/03/2019

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.

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Indicative Selling Price \$850,000 - \$890,000 **Median House Price** March quarter 2019: \$902,500





Rooms:

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments

Comparable Properties



52 Shawlands Av BLACKBURN SOUTH 3130

(REI/VG)

-3



Price: \$890,000

Method: Sold Before Auction

Date: 11/04/2019 Rooms: 6

Property Type: House (Res) Land Size: 405 sqm approx

13 Dundee St BLACKBURN SOUTH 3130 (REI) Agent Comments





Price: \$855.000 Method: Private Sale Date: 03/05/2019

Rooms: -

Property Type: House Land Size: 622 sqm approx



16 Rishon Av BLACKBURN SOUTH 3130

(REI/VG)

Price: \$850.000 Method: Private Sale Date: 29/03/2019

Rooms: -

Property Type: House Land Size: 623 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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