

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 14 Bond Avenue, Blackburn South Vic 3130

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 House X Unit Suburb 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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



52 Shawlands Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  2

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

 3  1  -

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)

Agent Comments

 3  1  1

Price: \$850,000

Method: Private Sale

Date: 29/03/2019

Rooms: -

Property Type: House

Land Size: 623 sqm approx