

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

112 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,271,500 Property Type House Suburb Blackburn

Period - From 30/10/2018 to 29/10/2019 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 | 193 Springfield Rd BLACKBURN NORTH 3130 | \$981,000 | 20/08/2019 |
| 2 | 195 Springfield Rd BLACKBURN NORTH 3130 | \$895,000 | 12/09/2019 |
| 3 | | | |

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.

This Statement of Information was prepared on: 30/10/2019 10:11



 3  - 

Property Type: House
Land Size: 671.025 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
30/10/2018 - 29/10/2019: \$1,271,500

Comparable Properties

193 Springfield Rd BLACKBURN NORTH 3130 Agent Comments
(REI/VG)

 4  2  2

Price: \$981,000
Method: Private Sale
Date: 20/08/2019
Rooms: 6
Property Type: House (Res)
Land Size: 634 sqm approx



195 Springfield Rd BLACKBURN NORTH 3130 Agent Comments
(REI)

 4  2  2

Price: \$895,000
Method: Private Sale
Date: 12/09/2019
Property Type: House (Res)
Land Size: 628 sqm approx

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.