

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

16 Camellia Street, Blackburn North Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,135,500

House

X

Unit

Suburb Blackburn North

Period - From 01/07/2017

to

30/09/2017

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	22 Greenglade Ct BLACKBURN NORTH 3130	\$1,300,000	19/08/2017
2	33 Esdale St BLACKBURN 3130	\$1,225,000	28/10/2017
3	140 Surrey Rd BLACKBURN 3130	\$1,100,000	12/08/2017

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.



4 2 2

Rooms:

Property Type:

Agent Comments

Comparable Properties



22 Greenglade Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 543 sqm approx



33 Esdale St BLACKBURN 3130 (REI)

Agent Comments

4 3 1

Price: \$1,225,000

Method: Private Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 699 sqm approx



140 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 492 sqm approx