

## 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

13 Sandgate Road, Blackburn South Vic 3130

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&amp;

\$990,000

**Median sale price**

Median price \$980,500

House

X

Unit

Suburb

Blackburn South

Period - From 01/10/2018

to

31/12/2018

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		
2		
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.

13 Sandgate Road, Blackburn South Vic 3130

NoelJones

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**Indicative Selling Price**

\$950,000 - \$990,000

**Median House Price**

December quarter 2018: \$980,500



 4  2  2

**Rooms:**

**Property Type:**

**Land Size:** 535 sqm approx

Agent Comments

## Comparable Properties

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.