

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 6 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$799,999

Median sale price

Median price \$1,410,000 House X Unit Suburb Blackburn

Period - From 01/10/2017 to 30/09/2018 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	42 Marchiori Rd BLACKBURN NORTH 3130	\$849,000	08/12/2018
2	1 Killeen Av BLACKBURN NORTH 3130	\$824,500	23/09/2018
3	173 Whitehorse Rd BLACKBURN 3130	\$750,000	12/07/2018

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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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$799,999

Median House Price
 Year ending September 2018: \$1,410,000

Opportunities like this are rare indeed with two titles now available on a prime corner allotment. Filled with character and charm, these two one bedroom units include open plan kitchen meals, master bedroom, bathroom and garage or carport. Spread across a vast allotment measuring 663sqm (approx) with great scope for dual-occupancy.

Comparable Properties



42 Marchiori Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

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Price: \$849,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House
Land Size: 584 sqm approx



1 Killeen Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3
 1
 2

Price: \$824,500
Method: Private Sale
Date: 23/09/2018
Rooms: 4
Property Type: House
Land Size: 530 sqm approx



173 Whitehorse Rd BLACKBURN 3130 (VG)

Agent Comments

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Price: \$750,000
Method: Sale
Date: 12/07/2018
Rooms: -
Property Type: House (Res)