

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	6 Springfield Road, Blackburn Vic 3130
Including suburb and	
postcode	

### 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	Hou	ise 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

Auc	areas or comparable property	1 1100	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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





Price

Date of sale

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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)

Price: \$849.000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House Land Size: 584 sqm approx **Agent Comments** 

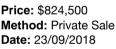












Rooms: 4

Property Type: House Land Size: 530 sqm approx **Agent Comments** 



173 Whitehorse Rd BLACKBURN 3130 (VG)







Price: \$750.000 Method: Sale Date: 12/07/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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