

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

9 Naughton Grove, Blackburn Vic 3130

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$1,395,000

House

X

Unit

Suburb Blackburn

Period - From 01/07/2016

to

30/06/2017

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	25 Jeffery St BLACKBURN 3130	\$2,380,000	15/09/2017
2	10 Orana St BLACKBURN 3130	\$1,905,000	09/09/2017
3	15 Banksia St BLACKBURN 3130	\$1,760,000	16/09/2017

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 3

Rooms:
Property Type: House
Land Size: 926 sqm approx
Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 Year ending June 2017: \$1,395,000

Comparable Properties



25 Jeffery St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$2,380,000
Method: Sold Before Auction
Date: 15/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 1254 sqm approx



10 Orana St BLACKBURN 3130 (REI)

Agent Comments

5 2 2

Price: \$1,905,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 10
Property Type: House (Res)
Land Size: 653 sqm approx



15 Banksia St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,760,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 7
Property Type: House (Res)