

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

24 Craig Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$961,000

Property Type

House

Suburb

Blackburn South

Period - From

01/07/2018

to

30/06/2019

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.

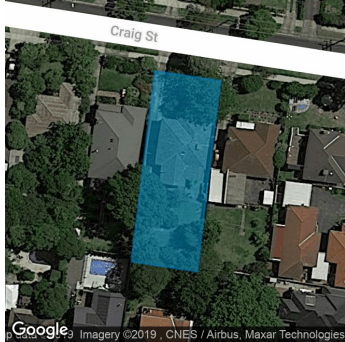
	Address of comparable property	Price	Date of sale
1	6 Duckham St BLACKBURN 3130	\$1,263,000	27/07/2019
2	18 Landale St BOX HILL 3128	\$1,260,000	19/06/2019
3	15 Joyhill Av BOX HILL SOUTH 3128	\$1,225,000	31/08/2019

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.~~

This Statement of Information was prepared on:

20/09/2019 11:24



3 1 0

Property Type: House

Land Size: 663.02 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2019: \$961,000

Comparable Properties



6 Duckham St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 2

Price: \$1,263,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)

Land Size: 766 sqm approx



18 Landale St BOX HILL 3128 (REI)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Private Sale

Date: 19/06/2019

Property Type: House

Land Size: 609 sqm approx



15 Joyhill Av BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 4

Price: \$1,225,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 545 sqm approx