## 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	165 Holland Road, Blackburn South Vic 3130
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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### Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/07/2020	to	30/06/2021	s	ource	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

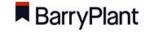
Add	dress of comparable property	Price	Date of sale
1	39 Bindy St FOREST HILL 3131	\$1,200,000	29/07/2021
2	2 Benwerrin Dr BURWOOD EAST 3151	\$1,168,000	18/04/2021
3	129 Middleborough Rd BOX HILL SOUTH 3128	\$1,100,000	27/04/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/10/2021 11:54





**Indicative Selling Price** \$1,100,000 - \$1,200,000









Property Type: House Land Size: 620 sqm approx **Agent Comments** 

**Median House Price** Year ending June 2021: \$1,230,000

# Comparable Properties



39 Bindy St FOREST HILL 3131 (VG)

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Price: \$1,200,000 Method: Sale Date: 29/07/2021

Property Type: House (Res) Land Size: 591 sqm approx

**Agent Comments** 



2 Benwerrin Dr BURWOOD EAST 3151

(REI/VG)





Price: \$1,168,000 Method: Private Sale Date: 18/04/2021

Property Type: House (Res) Land Size: 577 sqm approx

Agent Comments



129 Middleborough Rd BOX HILL SOUTH 3128 Agent Comments

(VG)

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Price: \$1,100,000 Method: Sale Date: 27/04/2021

Property Type: House (Res) Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9842 8888



