

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

32 Bermuda Drive, Blackburn South Vic 3130

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$956,500 Property Type House Suburb Blackburn South

Period - From 01/04/2019 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	30 Worthing Av BURWOOD EAST 3151	\$950,000	06/07/2019
2	26 Hale Ct BURWOOD EAST 3151	\$905,000	11/05/2019
3	1 Penrose St BOX HILL SOUTH 3128	\$943,000	04/05/2019

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:

16/10/2019 09:12



Property Type: House
Land Size: 576.23 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median House Price
June quarter 2019: \$956,500

Comparable Properties



30 Worthing Av BURWOOD EAST 3151 (REI) **Agent Comments**



Price: \$950,000
Method: Auction Sale
Date: 06/07/2019
Property Type: House (Res)
Land Size: 536 sqm approx



26 Hale Ct BURWOOD EAST 3151 (REI) **Agent Comments**



Price: \$905,000
Method: Auction Sale
Date: 11/05/2019
Property Type: House (Res)
Land Size: 537 sqm approx



1 Penrose St BOX HILL SOUTH 3128 (REI) **Agent Comments**



Price: \$943,000
Method: Auction Sale
Date: 04/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 593 sqm approx