

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

1a Cornwall Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$975,000

Property Type

Unit

Suburb

Blackburn South

Period - From

01/10/2019

to

31/12/2019

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 | 1/406 Canterbury Rd FOREST HILL 3131 | \$840,000 | 23/10/2019 |
| 2 | 2a Fisher St FOREST HILL 3131 | \$815,000 | 15/02/2020 |
| 3 | 42a Vanbrook St FOREST HILL 3131 | \$784,000 | 26/10/2019 |

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:

19/03/2020 14:29



3 2 2

Property Type: Townhouse
(Single)

Land Size: 325 sqm approx

Agent Comments

Comparable Properties



1/406 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 3 2

Price: \$840,000

Method: Private Sale

Date: 23/10/2019

Property Type: Townhouse (Single)



2a Fisher St FOREST HILL 3131 (REI)

Agent Comments

2 2 1

Price: \$815,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)

Land Size: 180 sqm approx



42a Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$784,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 183 sqm approx