

# 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

25 O'Hara Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,402,500 Property Type House Suburb Blackburn

Period - From 01/10/2019 to 30/09/2020 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	13 Almondsbury Ct BLACKBURN 3130	\$1,425,000	15/10/2020
2	7 Patrick St BOX HILL NORTH 3129	\$1,410,000	28/10/2020
3	5 Elder St BLACKBURN 3130	\$1,403,000	12/09/2020

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:

07/11/2020 13:25



**Property Type:** House  
**Land Size:** 885.065 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
Year ending September 2020: \$1,402,500

## Comparable Properties



**13 Almondsbury Ct BLACKBURN 3130 (REI)** Agent Comments



**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 15/10/2020  
**Property Type:** House  
**Land Size:** 674 sqm approx



**7 Patrick St BOX HILL NORTH 3129 (REI)** Agent Comments



**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 28/10/2020  
**Property Type:** House  
**Land Size:** 773 sqm approx

**5 Elder St BLACKBURN 3130 (VG)** Agent Comments



**Price:** \$1,403,000  
**Method:** Sale  
**Date:** 12/09/2020  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx