

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

106 Fulton Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,147,500

Property Type House

Suburb Blackburn South

Period - From 01/10/2020

to 31/12/2020

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	2 Meadow Ct BLACKBURN SOUTH 3130	\$1,210,000	12/12/2020
2	18 Gissing St BLACKBURN SOUTH 3130	\$1,207,000	07/08/2020
3	205 Blackburn Rd BLACKBURN SOUTH 3130	\$1,161,500	25/10/2020

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:

28/01/2021 15:33

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2020: \$1,147,500



Property Type: House

Agent Comments

Comparable Properties



2 Meadow Ct BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 620 sqm approx



18 Gissing St BLACKBURN SOUTH 3130 (REI/VG) Agent Comments



Price: \$1,207,000

Method: Private Sale

Date: 07/08/2020

Rooms: 4

Property Type: House

Land Size: 590 sqm approx



205 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG) Agent Comments



Price: \$1,161,500

Method: Private Sale

Date: 25/10/2020

Property Type: House

Land Size: 586 sqm approx