

## 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 20 Orchard Grove, Blackburn South 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 \$1,100,000 & \$1,200,000

## Median sale price

Median price \$1,194,000 House X Unit Suburb Blackburn South

Period - From 01/10/2017 to 31/12/2017 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	50 Aldinga St BLACKBURN SOUTH 3130	\$1,200,000	18/11/2017
2	130 Middleborough Rd BLACKBURN SOUTH 3130	\$1,188,000	18/11/2017
3	6 Forest Rd BLACKBURN 3130	\$1,150,000	27/02/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties



**50 Aldinga St BLACKBURN SOUTH 3130 (REI)** Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**130 Middleborough Rd BLACKBURN SOUTH 3130 (REI)** Agent Comments



**Price:** \$1,188,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 716 sqm approx



**6 Forest Rd BLACKBURN 3130 (REI)** Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 27/02/2018

**Rooms:** 6

**Property Type:** House (Res)