

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 6/26-28 Fulton Road, Blackburn South Vic 3130

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$900,500 House Unit X Suburb Blackburn South

Period - From 01/10/2017 to 30/09/2018 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	10 Harrow St BLACKBURN SOUTH 3130	\$785,000	20/10/2018
2	30 Boardman CI BOX HILL SOUTH 3128	\$780,000	07/07/2018
3	24 Boardman CI BOX HILL SOUTH 3128	\$766,000	07/07/2018

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.



3 1 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$775,000

Median Unit Price
Year ending September 2018: \$900,500

Comparable Properties



10 Harrow St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$785,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: House

30 Boardman CI BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

3 - -

Price: \$780,000
Method: Sold Before Auction
Date: 07/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 212 sqm approx



24 Boardman CI BOX HILL SOUTH 3128 (REI) **Agent Comments**

2 1 2

Price: \$766,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 3
Property Type: House (Res)