

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

2 Rosalind Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price*

Median price

\$1,450,000

House

X

Unit

Suburb

Blackburn

Period - From

06/10/2017

to

24/03/2018

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	17 Parkside St BLACKBURN 3130	\$1,490,000	06/10/2017
2	6 Garie St BLACKBURN 3130	\$1,450,000	17/03/2018
3	13/16 Florence St BLACKBURN 3130	\$1,380,000	24/03/2018

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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2 Rosalind Crescent, Blackburn Vic 3130



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price *

06/10/2017 - 24/03/2018: \$1,450,000

* Agent calculated median based on 3 sales

Comparable Properties



17 Parkside St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,490,000
Method: Sold Before Auction
Date: 06/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 564 sqm approx



6 Garie St BLACKBURN 3130 (REI)

Agent Comments

 3  1  3

Price: \$1,450,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx



13/16 Florence St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,380,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit

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