#### 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	2 Rosalind Crescent, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000 &	\$1,500,000
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#### Median sale price\*

Median price	\$1,450,000	Hou	ıse X	Un	iŧ	Suburb	Blackburn
Period - From	06/10/2017	to	24/03/2018		Source	REIV	

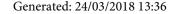
## Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.















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)

**3** 







Price: \$1,490,000

Method: Sold Before Auction

**Date:** 06/10/2017 **Rooms:** 6

**Property Type:** House (Res) **Land Size:** 564 sqm approx

Agent Comments



6 Garie St BLACKBURN 3130 (REI)

**—** 3







**Agent Comments** 

**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)

**=**3







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

Property Type: Unit

Agent Comments







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