

Jimmy Kok 03 9899 7888 0419 369 570 jimmy.kok@ihomesre.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	14a Gunyah Road, Blackburn North Vic 3130
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#### Indicative selling price

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

Range between	\$970,000	&	\$1,067,000
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#### Median sale price

Median price	\$1,135,500	Hou	ise X	Unit		Suburt	Blackburn North
Period - From	01/07/2017	to	30/09/2017		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 1/13 Baratta St DONCASTER FAST 3109 \$1.065.000 13/09/2017

1	1/13 Baratta St DONCASTER EAST 3109	\$1,065,000	13/09/2017
2	2/48 Maggs St DONCASTER EAST 3109	\$1,055,000	07/10/2017
3	33 Charlton St BLACKBURN NORTH 3130	\$990,000	29/05/2017

#### 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.

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**Indicative Selling Price** \$970,000 - \$1,067,000 **Median House Price** September quarter 2017: \$1,135,500





### Comparable Properties



1/13 Baratta St DONCASTER EAST 3109 (REI) Agent Comments

Price: \$1,065,000 Method: Private Sale Date: 13/09/2017 Rooms: 4

Property Type: Townhouse (Single) Land Size: 330 sqm approx

2/48 Maggs St DONCASTER EAST 3109 (REI)

Price: \$1,055,000 Method: Auction Sale Date: 07/10/2017 Rooms: 3

Property Type: House (Res) Land Size: 210 sqm approx



33 Charlton St BLACKBURN NORTH 3130 (REI/VG)

Price: \$990,000

Method: Sold Before Auction

Date: 29/05/2017 Rooms: 6

Property Type: Townhouse (Res) Land Size: 296 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

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