

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

14a Gunyah Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$970,000 & \$1,067,000

Median sale price

Median price \$1,135,500 House X Unit Suburb 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 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.

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



Rooms:
Property Type:
Agent Comments

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) Agent Comments



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) Agent Comments



Price: \$990,000
Method: Sold Before Auction
Date: 29/05/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 296 sqm approx