

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

16 Crimson Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$975,000 Property Type House Suburb Blackburn South

Period - From 01/07/2020 to 30/09/2020 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	158 Holland Rd BLACKBURN SOUTH 3130	\$912,000	24/07/2020
2	4 Tainton Rd BURWOOD EAST 3151	\$900,100	08/08/2020
3	26 Faulkner St BLACKBURN SOUTH 3130	\$900,000	11/06/2020

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.~~

This Statement of Information was prepared on:

27/11/2020 13:55



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

158 Holland Rd BLACKBURN SOUTH 3130 (VG)

Agent Comments



Price: \$912,000

Method: Sale

Date: 24/07/2020

Property Type: House (Res)

Land Size: 588 sqm approx



4 Tainton Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$900,100

Method: Auction Sale

Date: 08/08/2020

Property Type: House (Res)

Land Size: 583 sqm approx

26 Faulkner St BLACKBURN SOUTH 3130 (VG)

Agent Comments



Price: \$900,000

Method: Sale

Date: 11/06/2020

Property Type: House (Res)

Land Size: 615 sqm approx