

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

2/9 Vine Street, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$980,000

Median sale price

Median price \$782,500

House

Unit

X

Suburb

Blackburn

Period - From 01/01/2019

to

31/03/2019

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	2/545 Middleborough Rd BOX HILL NORTH 3129	\$950,000	01/02/2019
2	2/65 Laburnum St BLACKBURN 3130	\$910,000	18/04/2019
3	1/12 Frankcom St BLACKBURN 3130	\$905,000	20/05/2019

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.



3
 2
 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$980,000

Median Unit Price

March quarter 2019: \$782,500

Comparable Properties

**2/545 Middleborough Rd BOX HILL NORTH
3129 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$950,000

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: Townhouse (Res)



2/65 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

3
 2
 2

Price: \$910,000

Method: Private Sale

Date: 18/04/2019

Rooms: -

Property Type: Townhouse (Single)



1/12 Frankcom St BLACKBURN 3130 (REI)

Agent Comments

3
 2
 2

Price: \$905,000

Method: Private Sale

Date: 20/05/2019

Rooms: -

Property Type: Townhouse (Single)