

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	52A Holland Road, Blackburn South Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$825,000

Median sale price

Median price	\$784,500	Hou	se	Unit	Х		Suburb	Blackburn South
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

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

1/15 Branksome Gr BLACKBURN SOUTH 3130

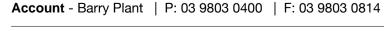
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 36 Charlotte St BLACKBURN SOUTH 3130 \$810,000 11/12/2018 2 6/26-28 Fulton Rd BLACKBURN SOUTH 3130 \$768,000 23/11/2018

OR

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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.







\$725,000

17/11/2018

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Rooms:

Property Type: Unit Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median Unit Price** Year ending December 2018: \$784,500

Comparable Properties



36 Charlotte St BLACKBURN SOUTH 3130

(VG)

Price: \$810,000 Method: Sale Date: 11/12/2018

Rooms: -

Property Type: House (Res) Land Size: 233 sqm approx

Agent Comments

6/26-28 Fulton Rd BLACKBURN SOUTH 3130 (REI)

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Price: \$768,000 Method: Private Sale Date: 23/11/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

1/15 Branksome Gr BLACKBURN SOUTH 3130 Agent Comments

(REI/VG)





Price: \$725,000 Method: Auction Sale

Date: 17/11/2018 Rooms: -

Property Type: Unit

Land Size: 336 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





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