

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 52A Holland Road, Blackburn South Vic 3130

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

House

Unit

X

Suburb

Blackburn South

Period - From 01/01/2018

to

31/12/2018

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	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
3	1/15 Branksome Gr BLACKBURN SOUTH 3130	\$725,000	17/11/2018

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  1  2

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)

Agent Comments

 4  -  -

Price: \$810,000

Method: Sale

Date: 11/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 233 sqm approx



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

Agent Comments

 3  1  1

Price: \$768,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: Townhouse (Single)

1/15 Branksome Gr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$725,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Unit

Land Size: 336 sqm approx