



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Kerr Street,  
BLACKBURN 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$900,000**

### Median sale price

Median **House** for **BLACKBURN** for period **Jan 2018 - Dec 2018**

Sourced from **REIV**.

**\$1,382,500**

### Comparable property sales

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 the most comparable to the property for sale.

**17 Malabar Road,**  
Blackburn 3130

Price **\$1,053,000** Sold 10  
October 2018

**5 Cameron Road,**  
Box Hill North 3129

Price **\$1,043,000** Sold 27  
October 2018

**36 Harrison Street,**  
Box Hill North 3129

Price **\$1,040,000** Sold 13  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

1 baths

1 parking

Ham Kerr

### Ham Kerr Property Pty Ltd

230 Whitehorse Road,  
Balwyn VIC 3103

### Contact agents



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