

## 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 23 Westminster Close, Blackburn South Vic 3130

## Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$1,110,000 House X Unit Suburb Blackburn South

Period - From 01/10/2017 to 30/09/2018 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	24 Harrow St BLACKBURN SOUTH 3130	\$1,620,000	11/06/2018
2	41 Canora St BLACKBURN SOUTH 3130	\$1,572,000	10/05/2018
3	14 Bindy St BLACKBURN SOUTH 3130	\$1,550,000	02/06/2018

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.



5   
 3   
 2

**Rooms:****Property Type:** House**Land Size:** 592 sqm approx

Agent Comments

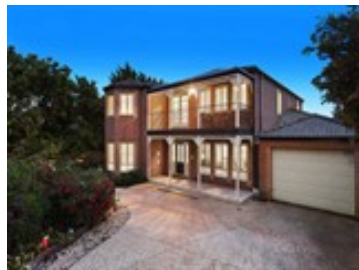
**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending September 2018: \$1,110,000

## Comparable Properties


**24 Harrow St BLACKBURN SOUTH 3130**  
 (REI/VG)

Agent Comments

4   
 3   
 2

**Price:** \$1,620,000**Method:** Private Sale**Date:** 11/06/2018**Rooms:** -**Property Type:** House**Land Size:** 836 sqm approx
**41 Canora St BLACKBURN SOUTH 3130**  
 (REI/VG)

Agent Comments

5   
 2   
 -

**Price:** \$1,572,000**Method:** Private Sale**Date:** 10/05/2018**Rooms:** -**Property Type:** House**Land Size:** 560 sqm approx
**14 Bindy St BLACKBURN SOUTH 3130**  
 (REI/VG)

Agent Comments

4   
 2   
 2

**Price:** \$1,550,000**Method:** Auction Sale**Date:** 02/06/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 585 sqm approx