

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 354 Blackburn Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,129,000 House X Unit Suburb Burwood East

Period - From 01/01/2017 to 31/12/2017 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	394 Blackburn Rd BURWOOD EAST 3151	\$1,015,000	11/11/2017
2	14 Rodney CI BLACKBURN SOUTH 3130	\$980,000	24/12/2017
3	35 Bermuda Dr BLACKBURN SOUTH 3130	\$892,500	20/03/2018

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.

**Rooms:****Property Type:** House (Res)**Land Size:** 557 sqm approx**Agent Comments****Indicative Selling Price**

\$850,000 - \$920,000

Median House Price

Year ending December 2017: \$1,129,000

Comparable Properties

**394 Blackburn Rd BURWOOD EAST 3151 (REI/VG)****Agent Comments****Price:** \$1,015,000**Method:** Auction Sale**Date:** 11/11/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 551 sqm approx**14 Rodney Ct BLACKBURN SOUTH 3130 (REI/VG)****Agent Comments****Price:** \$980,000**Method:** Private Sale**Date:** 24/12/2017**Rooms:** 5**Property Type:** House**Land Size:** 535 sqm approx**35 Bermuda Dr BLACKBURN SOUTH 3130 (REI)****Agent Comments****Price:** \$892,500**Method:** Private Sale**Date:** 20/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 578 sqm approx