

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 13/16 Florence Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$750,000 House Unit X Suburb Blackburn

Period - From 01/10/2017 to 31/12/2017 Source REIV

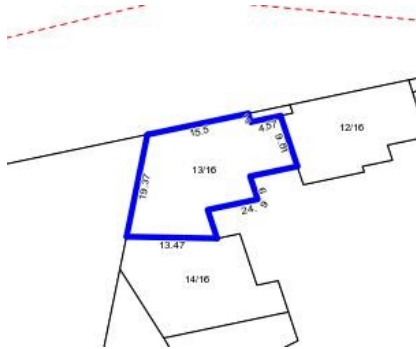
Comparable property sales (*Delete A or B below as applicable)

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	5/29 Laburnum St BLACKBURN 3130	\$1,060,000	24/06/2017
2	1/159 Springfield Rd BLACKBURN NORTH 3130	\$950,000	18/08/2017
3	3/42 Diosma Cr NUNAWADING 3131	\$941,000	02/12/2017

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:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
December quarter 2017: \$750,000

Comparable Properties



5/29 Laburnum St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,060,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: Unit



1/159 Springfield Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 18/08/2017
Rooms: 6
Property Type: Unit
Land Size: 321 sqm approx



3/42 Diosma Cr NUNAWADING 3131 (REI)

Agent Comments



Price: \$941,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 6
Property Type: Townhouse (Res)