

## 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

45 Baratta Street, 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 \$1,100,000

&amp;

\$1,200,000

## Median sale price

Median price \$1,194,000

House

X

Unit

Suburb

Blackburn South

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	130 Middleborough Rd BLACKBURN SOUTH 3130	\$1,188,000	18/11/2017
2	28 Robert St BURWOOD EAST 3151	\$1,177,000	03/03/2018
3	71 Lorraine Dr BURWOOD EAST 3151	\$1,100,000	11/11/2017

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:** House

**Land Size:** 745.079 sqm approx

Agent Comments

## Comparable Properties



**130 Middleborough Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,188,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 716 sqm approx



**28 Robert St BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,177,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)



**71 Lorraine Dr BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 748 sqm approx