

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

1/37 Peter Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$900,000

House

Unit

X

Suburb

Blackburn North

Period - From 01/04/2017

to

31/03/2018

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	2/62 Blackburn Rd BLACKBURN 3130	\$971,000	21/04/2018
2	2/7-9 Middlefield Dr BLACKBURN NORTH 3130	\$925,000	19/02/2018
3	2/6 Ellison St BLACKBURN 3130	\$890,000	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.



3
 1
 1

Rooms:**Property Type:** Townhouse

Agent Comments

Showcasing flexible space and an excellent design; this is a sensational opportunity for a first home buyer, downsizer or investor. An exceptional single level town residence, one of only two, offers first-class lifestyle in a great location. Nestled behind a high front fence, the spacious interior showcases two living rooms, dining room, accompanied by a contemporary kitchen. The courtyard and garden are superbly private. Accommodation comprises three spacious bedrooms, all three with built-in robes. Master bedroom semi-ensuite to main bathroom with separate powder room.

Comparable Properties

**2/62 Blackburn Rd BLACKBURN 3130 (REI)**

Agent Comments

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 2
 1

Price: \$971,000**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** -**Property Type:** Unit**Land Size:** 360 sqm approx**2/7-9 Middlefield Dr BLACKBURN NORTH 3130 (REI)** Agent Comments

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 2

Price: \$925,000**Method:** Private Sale**Date:** 19/02/2018**Rooms:** 5**Property Type:** Unit**Land Size:** 295 sqm approx**2/6 Ellison St BLACKBURN 3130 (REI/VG)**

Agent Comments

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 1
 2

Price: \$890,000**Method:** Auction Sale**Date:** 02/12/2017**Rooms:** 5**Property Type:** Townhouse (Res)