

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

5/15A John Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$520,000 & \$572,000

Median sale price

Median price

\$753,500

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2018

to

30/09/2019

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	17/37 Williams Rd BLACKBURN 3130	\$580,000	10/09/2019
2	1/19-21 Railway Rd BLACKBURN 3130	\$550,000	28/10/2019
3	8/8-10 Albert St BLACKBURN 3130	\$503,000	26/10/2019

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.~~

This Statement of Information was prepared on:

06/11/2019 12:20

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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$520,000 - \$572,000
Median Unit Price
Year ending September 2019: \$753,500

Comparable Properties

17/37 Williams Rd BLACKBURN 3130 (VG)

Agent Comments

2 - -

Price: \$580,000
Method: Sale
Date: 10/09/2019
Property Type: Flat/Unit/Apartment (Res)



1/19-21 Railway Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 28/10/2019
Rooms: 3
Property Type: Unit



8/8-10 Albert St BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$503,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 3
Property Type: Unit