

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

2 Bond Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Blackburn South

Period - From 01/04/2020 to 31/03/2021 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	34 Ballantyne St BURWOOD EAST 3151	\$1,016,000	06/03/2021
2	2 Bronwyn Ct BLACKBURN SOUTH 3130	\$992,000	13/03/2021
3	39 Thornhill Dr FOREST HILL 3131	\$950,000	17/02/2021

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:

23/04/2021 12:07



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending March 2021: \$1,160,000

Comparable Properties



34 Ballantyne St BURWOOD EAST 3151 (REI) Agent Comments

3 1 2

Price: \$1,016,000
Method: Auction Sale
Date: 06/03/2021
Property Type: House (Res)
Land Size: 536 sqm approx



2 Bronwyn Ct BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 2

Price: \$992,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 536 sqm approx



39 Thornhill Dr FOREST HILL 3131 (REI) Agent Comments

3 1 1

Price: \$950,000
Method: Private Sale
Date: 17/02/2021
Property Type: House (Res)
Land Size: 667 sqm approx