



Rooms:

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties

30 Newhaven Rd BURWOOD EAST 3151 (REI) **Agent Comments**



Price: \$968,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 612 sqm approx



15 Gidgee Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: House (Res)



19 Lincoln St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 580 sqm approx

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

10 Shaun Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,110,500

House X

Suburb Blackburn South

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
30 Newhaven Rd BURWOOD EAST 3151	\$968,000	17/06/2017
15 Gidgee Ct FOREST HILL 3131	\$970,000	08/04/2017
19 Lincoln St BURWOOD EAST 3151	\$935,000	01/04/2017