

## 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

23 Fithie Street, Blackburn North 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 \$980,000 & \$1,078,000

#### Median sale price

Median price \$1,135,500 House ☒ Unit ☐ Suburb Blackburn North

Period - From 01/07/2017 to 30/09/2017 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	31 Bridgeford Av BLACKBURN NORTH 3130	\$1,064,000	23/08/2017
2	3 Gladys St NUNAWADING 3131	\$1,056,000	07/10/2017
3	4 Busana Way NUNAWADING 3131	\$1,015,000	24/06/2017

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.~~