

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

68 Edinburgh Road, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,425,000

Median sale price

Median price

\$1,066,000

Property Type

House

Suburb

Blackburn South

Period - From

03/04/2019

to

02/04/2020

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	45 Wellard Rd BOX HILL SOUTH 3128	\$1,450,000	29/02/2020
2	48 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,400,000	22/02/2020
3	5 Dickens St BLACKBURN 3130	\$1,370,000	22/02/2020

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:

03/04/2020 13:07



Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,425,000

Median House Price
03/04/2019 - 02/04/2020: \$1,066,000

Comparable Properties



45 Wellard Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 8
Property Type: House



48 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 702 sqm approx



5 Dickens St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 7
Property Type: House (Res)
Land Size: 628 sqm approx