

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

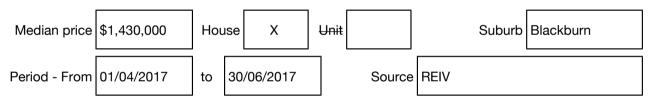
Address I76 Surrey Road, Blackburn Vic 3130 Including suburb and postcode

#### Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,375,000

#### Median sale price



#### 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	25 Kerr St BLACKBURN 3130	\$1,410,000	08/04/2017
2	42 Goodwin St BLACKBURN 3130	\$1,390,000	10/05/2017
3	10 Fir St BLACKBURN 3130	\$1,350,000	26/08/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price June quarter 2017: \$1,430,000

## **Comparable Properties**

25 Kerr St BLACKBURN 3130 (REI) 3 1 2 Price: \$1,410,000 Method: Auction Sale Date: 08/04/2017 Rooms: 6 Property Type: House (Res) Land Size: 682 sqm approx	Agent Comments
42 Goodwin St BLACKBURN 3130 (REI) 3 1 2 2 Price: \$1,390,000 Method: Sold Before Auction Date: 10/05/2017 Rooms: - Property Type: House Land Size: 695 sqm approx	Agent Comments
10 Fir St BLACKBURN 3130 (REI) 3 1 1 1 Price: \$1,350,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments

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