

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 Violet Court, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,045,000

Median sale price

Median price

\$961,000

Property Type

House

Suburb

Blackburn South

Period - From

01/07/2018

to

30/06/2019

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	37 Lee Ann St FOREST HILL 3131	\$1,070,000	21/09/2019
2	68 Raleigh St FOREST HILL 3131	\$1,045,000	14/09/2019
3	3 Harrow St BLACKBURN SOUTH 3130	\$1,025,000	11/09/2019

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:

30/09/2019 09:37



3 1 2

Property Type: House (Res)

Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price

\$1,045,000

Median House Price

Year ending June 2019: \$961,000

Comparable Properties



37 Lee Ann St FOREST HILL 3131 (REI)

Agent Comments

3 1 3

Price: \$1,070,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 5

Property Type: House (Res)

Land Size: 604 sqm approx



68 Raleigh St FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,045,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 4

Property Type: House (Res)



3 Harrow St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,025,000

Method: Private Sale

Date: 11/09/2019

Rooms: 5

Property Type: House