

# 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

74 Lake Road, Blackburn 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 \$1,650,000

&

\$1,720,000

#### Median sale price\*

Median price \$1,650,000

House

X

Unit

Suburb Blackburn

Period - From 30/06/2018

to

21/11/2018

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 | 24 Walsham Rd BLACKBURN 3130   | \$1,750,000 | 13/07/2018   |
| 2 | 18 Harold St BLACKBURN 3130    | \$1,715,000 | 12/09/2018   |
| 3 | 31 Ohara St BLACKBURN 3130     | \$1,600,000 | 30/06/2018   |

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.

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

74 Lake Road, Blackburn Vic 3130

**Elite**  
Women Real Estate

Elizabeth Dumonic

03 8802 4418

0411 240 333

elizabeth@elite1.net.au

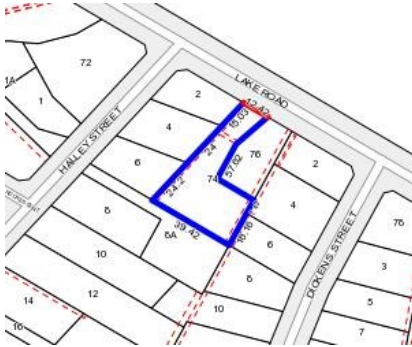
**Indicative Selling Price**

\$1,650,000 - \$1,720,000

**Median House Price \***

30/06/2018 - 21/11/2018: \$1,650,000

\* Agent calculated median based on 3 sales



4   2   2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 1372 sqm approx

**Agent Comments**

## Comparable Properties



**24 Walsham Rd BLACKBURN 3130 (RE/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 13/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 817 sqm approx



**18 Harold St BLACKBURN 3130 (VG)**

**Agent Comments**

4   -   -

**Price:** \$1,715,000

**Method:** Sale

**Date:** 12/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 439 sqm approx



**31 Ohara St BLACKBURN 3130 (RE/VG)**

**Agent Comments**

4   2   1

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 668 sqm approx