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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Troporty energy in	
Address Including suburb and postcode	

Indicative selling price

Property offered for sale

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

Range between	\$750.000		\$800,000
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Median sale price

Median price	\$809,000	Hou	se	Unit	Х		Suburb	Blackburn North
Period - From	01/10/2016	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.

Ad	dress of comparable property	Price	Date of sale
1	1/81 Koonung Rd BLACKBURN NORTH 3130	\$810,000	26/08/2017
2	18 Bridgeford Av BLACKBURN NORTH 3130	\$805,000	24/08/2017
3	16/30 Thomas St DONCASTER EAST 3109	\$750,000	20/11/2017

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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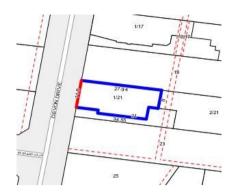
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Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price**

Year ending September 2017: \$809,000



= 3 Rooms: Property Type: Unit

Agent Comments

Comparable Properties



1/81 Koonung Rd BLACKBURN NORTH 3130

(REI)

Price: \$810,000 Method: Auction Sale Date: 26/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 316 sqm approx



18 Bridgeford Av BLACKBURN NORTH 3130

(REI)





Price: \$805,000 Method: Private Sale Date: 24/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 423 sqm approx

Agent Comments

Agent Comments

Agent Comments



16/30 Thomas St DONCASTER EAST 3109

(REI)





Price: \$750,000 Method: Private Sale Date: 20/11/2017 Rooms: 4

Property Type: Unit

Land Size: 345 sqm approx

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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.

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