

## 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

2/27 Richmond Street, Blackburn South 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 \$950,000 &amp; \$1,000,000

## Median sale price

Median price \$1,050,000 House X Unit Suburb Blackburn South

Period - From 01/01/2018 to 31/12/2018 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	45 Bond Av BLACKBURN SOUTH 3130	\$1,050,000	20/09/2018
2	16 Jonathan Av BURWOOD EAST 3151	\$1,005,000	15/12/2018
3	11 Solferino CI MOUNT WAVERLEY 3149	\$960,000	01/12/2018

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.



3 2 2

**Rooms:**

**Property Type:** Strata Unit/Villa  
Unit/Townhouse - Single OYO Unit

Agent Comments

## Comparable Properties



**45 Bond Av BLACKBURN SOUTH 3130**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 20/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 560 sqm approx



**16 Jonathan Av BURWOOD EAST 3151 (REI)**

Agent Comments

3 2 2

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**11 Solferino CI MOUNT WAVERLEY 3149**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 429 sqm approx