

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

1/75 Blackburn Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$732,750

House

Unit

X

Suburb Blackburn

Period - From 01/07/2016

to

30/06/2017

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.

	Address of comparable property	Price	Date of sale
1	5/29 Laburnum St BLACKBURN 3130	\$1,060,000	24/06/2017
2	2a Kerr St BLACKBURN 3130	\$881,000	19/08/2017
3	73 Blackburn Rd BLACKBURN 3130	\$830,000	27/05/2017

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.



3 1 2

Rooms:
Property Type: Unit
Land Size: 386 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2017: \$732,750

Comparable Properties



5/29 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,060,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: Unit



2a Kerr St BLACKBURN 3130 (REI)

Agent Comments

3 1 1

Price: \$881,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



73 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$830,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 6
Property Type: Unit
Land Size: 184 sqm approx