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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 | | | 500 Middleborough Road, Blackburn Vic 3130 | | | | | | | | | | | | | |
| Indicat | Indicative selling price | | | | | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | | | | | | |
| Range between \$1,000 | | | ,000 & \$1,100,000 | | | | | | | | | | | | | |
| Median sale price | | | | | | | | | | | | | | | | |
| Media | Median price \$1,430,000 House X Unit | | | | | | | | | Suburb | Bla | ackburn | | | | |
| Period | d - From | to | 30/06/2017 Source REIV | | | | | | | V | | | | | | |
| 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 | | | | | | | | | | | Pr | ice | | Date of sale | | |
| 1 4 | 488 Middleborough Rd BLACKBURN 3130 | | | | | | | | | | \$1 | ,160,000 | | 27/07/2017 | | |
| 2 1 | 16 Hibiscus Rd BLACKBURN NORTH 3130 | | | | | | | | | | \$1 | ,100,000 | | 23/09/2017 | | |
| 3 5 | 542 Middleborough Rd BLACKBURN NORTH 3130 | | | | | | | | | | \$1 | ,055,000 | | 15/09/2017 | | |
| OR | | | | | | | | | | | | | | | | |

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.

B*

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Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2017: \$1,430,000





Rooms: Property Type: House (Res) Agent Comments

Comparable Properties



488 Middleborough Rd BLACKBURN 3130

(REI)

3

Price: \$1,160,000

1



6 4

Method: Private Sale Date: 27/07/2017 Rooms: 5

Property Type: House (Res) Land Size: 624 sqm approx

4 3130 Agent Comments

Agent Comments



16 Hibiscus Rd BLACKBURN NORTH 3130

(REI)

3





3

Price: \$1,100,000 **Method:** Auction Sale **Date:** 23/09/2017 **Rooms:** 5

Property Type: House (Res) Land Size: 620 sqm approx



542 Middleborough Rd BLACKBURN NORTH 3130 (REI)

3



A

Price: \$1,055,000 **Method:** Private Sale **Date:** 15/09/2017

Rooms: -

Property Type: House (Res)

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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.

Agent Comments