

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	494 Middleborough Road, Blackburn Vic 3130
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Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price	\$1,494,000	House	X	Unit		Suburb	Blackburn
Period - From	01/10/2017	to	31/12/2017	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	28 Laurel Gr.N BLACKBURN 3130	\$1,980,000	03/03/2018
2	10 Haydn St BLACKBURN 3130	\$1,955,000	17/03/2018
3	25 Blackburn Rd BLACKBURN 3130	\$1,445,000	10/03/2018

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.~~

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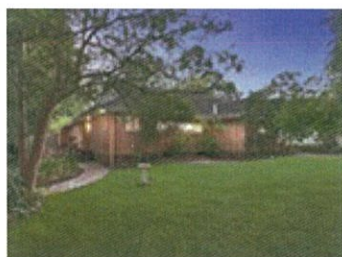
Indicative Selling Price
\$1,750,000
Median House Price
December quarter 2017: \$1,494,000



5 2 6

Rooms:
Property Type: House (Res)
Land Size: 950 sqm approx
Agent Comments

Comparable Properties

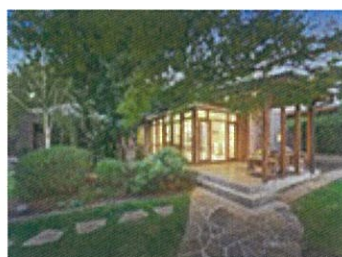


28 Laurel Gr.N BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,980,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1097 sqm approx



10 Haydn St BLACKBURN 3130 (REI)

Agent Comments

4 2 -

Price: \$1,955,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 936 sqm approx



25 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 -

Price: \$1,445,000
Method: Auction Sale
Date: 10/03/2018
Rooms: 7
Property Type: House (Res)
Land Size: 752 sqm approx