

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 230 Canterbury Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,194,500 House X Unit Suburb Blackburn South

Period - From 01/07/2017 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.

	Address of comparable property	Price	Date of sale
1	4 Ryan Gr BLACKBURN SOUTH 3130	\$1,258,000	27/05/2017
2	17 Drummond St BLACKBURN SOUTH 3130	\$1,246,000	12/08/2017
3	9 Jackson St FOREST HILL 3131	\$1,197,000	26/08/2017

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.



4 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 September quarter 2017: \$1,194,500

Comparable Properties



4 Ryan Gr BLACKBURN SOUTH 3130 (REI) **Agent Comments**

4 1 2

Price: \$1,258,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 769 sqm approx



17 Drummond St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$1,246,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: House (Res)



9 Jackson St FOREST HILL 3131 (REI) **Agent Comments**

3 2 2

Price: \$1,197,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 651 sqm approx