

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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 Fairlane Ct BLACKBURN NORTH 3130	\$1,015,000	23/04/2018
2	21 Francis St BLACKBURN 3130	\$990,000	24/03/2018
3	40 Brendale Av BLACKBURN NORTH 3130	\$955,500	23/03/2018

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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3 1 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 580 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$890,000 - \$979,000

**Median House Price**

June quarter 2018: \$1,133,750

## Comparable Properties



**5 Fairlane Ct BLACKBURN NORTH 3130 (REI)** [Agent Comments](#)

3 1 2

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 23/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**21 Francis St BLACKBURN 3130 (REI/VG)** [Agent Comments](#)

3 1 2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 377 sqm approx



**40 Brendale Av BLACKBURN NORTH 3130 (REI)** [Agent Comments](#)

3 1 5

**Price:** \$955,500  
**Method:** Private Sale  
**Date:** 23/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 576 sqm approx