

## 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

3 Hamilton Avenue, Blackburn Vic 3130

### Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,395,000 House X Unit 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	27 Elmhurst Rd BLACKBURN 3130	\$1,374,000	13/05/2017
2	20 Cootamundra Cr BLACKBURN 3130	\$1,306,000	11/02/2017
3	6 Kilito St BOX HILL NORTH 3129	\$1,268,000	24/05/2017

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 Hamilton Avenue, Blackburn Vic 3130

Daniel Bullen  
9908 5700  
0412 809 725  
danielbullen@jellisrcraig.com.au



 3    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 615 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
Year ending June 2017: \$1,395,000

## Comparable Properties



27 Elmhurst Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

 3    2    2

**Price:** \$1,374,000  
**Method:** Private Sale  
**Date:** 13/05/2017  
**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 552 sqm approx



20 Cootamundra Cr BLACKBURN 3130 (REI)

[Agent Comments](#)

 3    1    2

**Price:** \$1,306,000  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



6 Kילו St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

 3    2    2

**Price:** \$1,268,000  
**Method:** Auction Sale  
**Date:** 24/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 619 sqm approx