

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	12 Kerr Street, Blackburn Vic 3130
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Indicative selling price

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

Single price	\$1,685,000
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Median sale price

Median price	\$1,420,000	House	X	Unit		Suburb	Blackburn
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	48 Elder St BLACKBURN 3130	\$1,695,000	03/06/2017
2	19 Mckean St BOX HILL NORTH 3129	\$1,630,000	22/07/2017
3	14 Kerr St BLACKBURN 3130	\$1,562,000	24/06/2017

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.



 5  2  2

Rooms:

Property Type: House (Res)

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



48 Elder St BLACKBURN 3130 (REI)

Agent Comments

 4  3  4

Price: \$1,695,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx



19 Mckean St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,630,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 712 sqm approx



14 Kerr St BLACKBURN 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,562,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 592 sqm approx