

## 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

15 Craig Street, Blackburn South 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

\$970,000

&

\$1,050,000

#### Median sale price

Median price

\$1,207,500

House

X

Unit

Suburb

Blackburn South

Period - From

01/07/2017

to

30/06/2018

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 Cornfield Gr BOX HILL SOUTH 3128	\$1,050,000	13/03/2018
2	18 Nash Rd BOX HILL SOUTH 3128	\$1,010,000	09/05/2018
3	43 Rochdale Dr BURWOOD EAST 3151	\$990,000	26/05/2018

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.

Elliot Kyriakou  
03 9877 1277  
0425 779 464

elliotkyriakou@mcgrath.com.au

**Indicative Selling Price**

\$970,000 - \$1,050,000

**Median House Price**

Year ending June 2018: \$1,207,500



3   1   2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**27 Cornfield Gr BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 13/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 637 sqm approx



**18 Nash Rd BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 09/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 645 sqm approx



**43 Rochdale Dr BURWOOD EAST 3151 (REI)**

Agent Comments

3   1   1

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 681 sqm approx