

## 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 123 Central Road, 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 \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$1,410,000 House X Unit Suburb Blackburn

Period - From 01/10/2016 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	20 Essex St BLACKBURN NORTH 3130	\$1,300,000	23/09/2017
2	33 Esdale St BLACKBURN 3130	\$1,225,000	28/10/2017
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.

Aaron McDonald

03 9877 1277

0402 145 395

aaronmcdonald@mcgrath.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending September 2017: \$1,410,000



 3    1    2

**Rooms:**

**Property Type:** House

**Land Size:** 622 sqm approx

Agent Comments

## Comparable Properties



**20 Essex St BLACKBURN NORTH 3130 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**33 Esdale St BLACKBURN 3130 (REI)**

Agent Comments

 4    3    1

**Price:** \$1,225,000

**Method:** Sold After Auction

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 699 sqm approx



**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