

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 10 Gonyah Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$1,145,250 House X Unit Suburb Blackburn North

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	52 Junction Rd BLACKBURN NORTH 3130	\$876,000	06/08/2018
2	18 Sunnyside Av NUNAWADING 3131	\$859,000	22/05/2018
3	35 Francis St BLACKBURN 3130	\$835,000	17/03/2018

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.



3 1 1

Rooms:
Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median House Price
Year ending June 2018: \$1,145,250

Comparable Properties



52 Junction Rd BLACKBURN NORTH 3130 (REI) Agent Comments

3 1 2

Price: \$876,000
Method: Private Sale
Date: 06/08/2018
Rooms: 4
Property Type: House (Res)
Land Size: 615 sqm approx



18 Sunnyside Av NUNAWADING 3131 (REI/VG) Agent Comments

3 1 1

Price: \$859,000
Method: Private Sale
Date: 22/05/2018
Rooms: 5
Property Type: House
Land Size: 600 sqm approx



35 Francis St BLACKBURN 3130 (REI/VG) Agent Comments

2 1 2

Price: \$835,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 354 sqm approx