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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2017: \$1,212,000



Rooms:
Property Type: Land
Land Size: 537 sqm
Agent Comments

Comparable Properties



37 Raleigh St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,092,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm



66 Robinlee Av BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,055,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 595 sqm



37 Romoly Dr FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,096,000
Method: Auction Sale
Date: 11/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 590 sqm

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 32 O'Brien Crescent, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,212,000

House X

Suburb Blackburn South

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
37 Raleigh St FOREST HILL 3131	\$1,092,000	20/05/2017
66 Robinlee Av BURWOOD EAST 3151	\$1,055,000	13/05/2017
37 Romoly Dr FOREST HILL 3131	\$1,096,000	11/03/2017