

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 201 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

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

Period - From 01/10/2016 to 30/09/2017 Source REIV

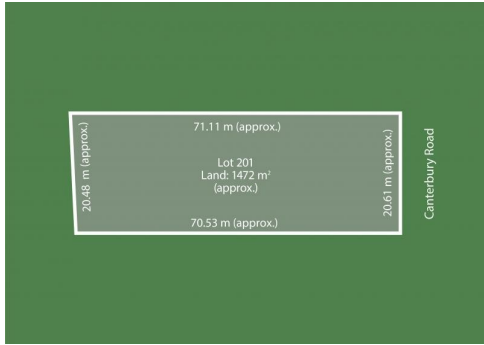
Comparable property sales (*Delete A or B below as applicable)

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	18 Glen Ebor Av BLACKBURN 3130	\$2,050,000	19/10/2017
2	32 Main St BLACKBURN 3130	\$1,825,000	08/08/2017
3	16 Wellington Av BLACKBURN 3130	\$1,790,000	11/11/2017

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.



3 1 4

Rooms:
Property Type: Development Site (Res)
Land Size: 1458 sqm approx
Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending September 2017: \$1,410,000

Comparable Properties



18 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

3 2 3

Price: \$2,050,000
Method: Sold Before Auction
Date: 19/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1075 sqm approx



32 Main St BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$1,825,000
Method: Sold Before Auction
Date: 08/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 885 sqm approx



16 Wellington Av BLACKBURN 3130 (REI)

Agent Comments

4 2 3

Price: \$1,790,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 10
Property Type: House (Res)
Land Size: 989 sqm approx