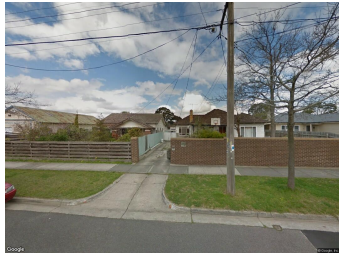


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 SPRINGFIELD ROAD, BLACKBURN, VIC  3  2  1

Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

MEDIAN SALE PRICE



BLACKBURN, VIC, 3130

Suburb Median Sale Price (House)

\$1,397,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



13 SELWYN ST, BLACKBURN, VIC 3130

 3  1  2

Sale Price

\$1,200,000

Sale Date: 27/08/2017

Distance from Property: 302m



18 BROOMHILL AVE, BLACKBURN, VIC 3130

 3  1  1

Sale Price

\$1,420,000

Sale Date: 15/08/2017

Distance from Property: 770m



488 MIDDLEBOROUGH RD, BLACKBURN, VIC

 3  1  4

Sale Price

\$1,160,000

Sale Date: 27/07/2017

Distance from Property: 525m



This report has been compiled on 15/01/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 SPRINGFIELD ROAD, BLACKBURN, VIC 3130

Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

Median sale price

Median price \$1,397,500

House

Unit

Suburb BLACKBURN

Period 01 January 2017 to 31 December 2017

Source



Comparable property sales

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
13 SELWYN ST, BLACKBURN, VIC 3130	\$1,200,000	27/08/2017
18 BROOMHILL AVE, BLACKBURN, VIC 3130	\$1,420,000	15/08/2017
488 MIDDLEBOROUGH RD, BLACKBURN, VIC 3130	\$1,160,000	27/07/2017