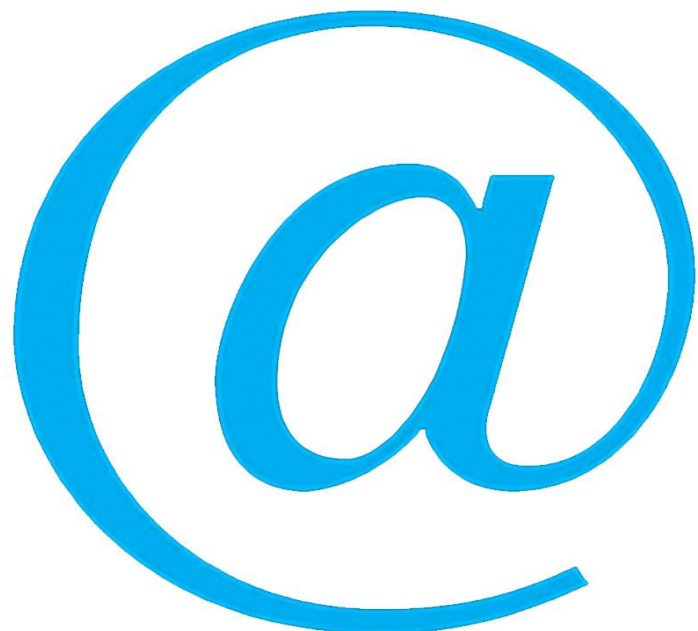


# STATEMENT OF INFORMATION

10 CRAIG STREET, BLACKBURN SOUTH, VIC 3130  
PREPARED BY KENNETH OOI, OFFICE PHONE:0430121802



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 CRAIG STREET, BLACKBURN SOUTH,** 4 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,400,000 to \$1,540,000**

Provided by: Kenneth Ooi, Kenneth Ooi

## MEDIAN SALE PRICE



**BLACKBURN SOUTH, VIC, 3130**

Suburb Median Sale Price (House)

**\$1,195,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



**66 LAUREL GR, BLACKBURN, VIC 3130** 4 2 1

Sale Price

**\*\$1,475,000**

Sale Date: 19/09/2017

Distance from Property: 743m



**49 PAKENHAM ST, BLACKBURN, VIC 3130** 4 2 2

Sale Price

**Price Withheld**

Sale Date: 25/08/2017

Distance from Property: 820m



**29 SHAWLANDS AVE, BLACKBURN SOUTH,** 4 2 2

Sale Price

**Price Withheld**

Sale Date: 12/08/2017

Distance from Property: 1.2km



This report has been compiled on 08/10/2017 by Kenneth Ooi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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42 MAIN ST, BLACKBURN, VIC 3130

4 2 4

Sale Price  
**\$1,400,000**

Sale Date: 13/04/2017

Distance from Property: 1.3km



1 EUSTACE ST, BLACKBURN, VIC 3130

5 3 2

Sale Price  
**\$1,550,000**

Sale Date: 06/05/2017

Distance from Property: 1.2km



23 JELLCOE ST, BOX HILL SOUTH, VIC 3128

3 2 1

Sale Price  
**Price Withheld**

Sale Date: 16/09/2017

Distance from Property: 770m



11 HIRST ST, BLACKBURN, VIC 3130

3 1 2

Sale Price  
**\*\$1,490,000**

Sale Date: 09/09/2017

Distance from Property: 248m



22 CRAIG ST, BLACKBURN SOUTH, VIC 3130

3 2 1

Sale Price  
**\$1,468,000**

Sale Date: 03/06/2017

Distance from Property: 90m



## 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

10 CRAIG STREET, BLACKBURN SOUTH, VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,400,000 to \$1,540,000

### Median sale price

Median price \$1,195,000

House

Unit

Suburb BLACKBURN  
SOUTH

Period 01 October 2016 to 30 September  
2017

Source

pricfinder

### 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
66 LAUREL GR, BLACKBURN, VIC 3130	*\$1,475,000	19/09/2017
49 PAKENHAM ST, BLACKBURN, VIC 3130	Price Withheld	25/08/2017
29 SHAWLANDS AVE, BLACKBURN SOUTH, VIC 3130	Price Withheld	12/08/2017
42 MAIN ST, BLACKBURN, VIC 3130	\$1,400,000	13/04/2017

1 EUSTACE ST, BLACKBURN, VIC 3130	\$1,550,000	06/05/2017
23 JELICOE ST, BOX HILL SOUTH, VIC 3128	Price Withheld	16/09/2017
11 HIRST ST, BLACKBURN, VIC 3130	*\$1,490,000	09/09/2017
22 CRAIG ST, BLACKBURN SOUTH, VIC 3130	\$1,468,000	03/06/2017