

## 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 31 Gerald Street, Blackburn Vic 3130

#### Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

#### Median sale price

Median price \$1,420,000 House  Unit  Suburb Blackburn

Period - From 01/07/2017 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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$2,200,000 - \$2,420,000  
**Median House Price**  
 September quarter 2017: \$1,420,000

## Comparable Properties



**18 Glen Ebor Av BLACKBURN 3130 (REI)**

Agent Comments



**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



**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



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