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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

3/43 The Ridge, Blackburn

### Indicative selling price

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

\$550,000 & \$600,000

### Median sale price

Median price \$551,000 Unit x Suburb Blackburn

Period - From 30/11/2016 to 30/05/2017 Source REIV propertydata.com.au

### 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
1. 274 Springvale Road, Forest Hill	UNDISCLOSED	08/03/2017
2. 6/14 Jubilee Street, Nunawading	\$551,000	17/12/2016
3. 1/429 Middleborough Road, Box Hill	UNDISCLOSED	18/02/2017