



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

**Indicative Selling Price**  
 \$2,200,000 - \$2,420,000  
**Median House Price**  
 Year ending March 2017: \$1,300,000

## Comparable Properties



**23 Morden Ct NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 746 sqm



**38 Gardenia St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 765 sqm



**4 Rosalind Cr BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 638 sqm

## 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 \$1,300,000 House X Suburb Blackburn  
 Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
23 Morden Ct NUNAWADING 3131	\$1,570,000	27/05/2017
38 Gardenia St BLACKBURN 3130	\$1,440,000	06/05/2017
4 Rosalind Cr BLACKBURN 3130	\$1,110,000	01/04/2017