

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

201 Canterbury Road, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,395,000

House

X

Unit

Suburb Blackburn

Period - From 01/07/2016

to

30/06/2017

Source REIV

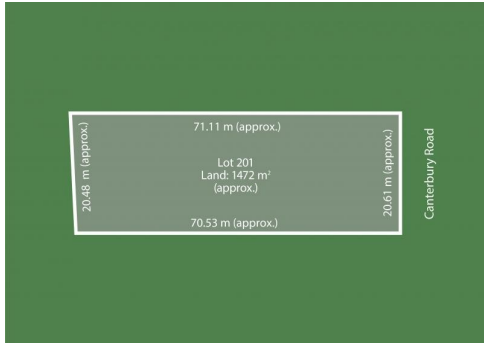
Comparable property sales (*Delete A or B below as applicable)

- 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	78 Blackburn Rd BLACKBURN 3130	\$1,580,000	29/04/2017
2	7 Oliver Av BLACKBURN 3130	\$1,411,000	15/06/2017
3	2 Caversham Ct NUNAWADING 3131	\$1,200,000	22/04/2017

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.



3 1 4

Rooms:

Property Type: Development Site (Res)

Land Size: 1472 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending June 2017: \$1,395,000

Comparable Properties



78 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 940 sqm approx



7 Oliver Av BLACKBURN 3130 (REI)

Agent Comments

3 2 3

Price: \$1,411,000

Method: Private Sale

Date: 15/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 810 sqm approx



2 Caversham Ct NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 896 sqm approx