

## 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 90 Middleborough Road, 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)

Single price \$559,000

#### Median sale price

Median price \$790,250

House

Unit

X

Suburb

Blackburn South

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		
2		
3		

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.

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**Indicative Selling Price**

\$559,000

**Median Unit Price**

Year ending June 2017: \$790,250



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**G12/373-377 Burwood Hwy BURWOOD 3125 (REI)**

Agent Comments

SOLD \$580,000



**Price:** \$580,000

**Method:** Private Sale

**Date:** 30/06/2017

**Rooms:** -

**Property Type:** Apartment

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. While there is less than 3 comparables due to insufficient sale in the area, to the best of my knowledge, the market price for a large 2 bedroom 2 bathroom apartment in the area is between \$559,000-614,900.