

Statement of Information

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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
2 Hartley Road, Blackburn South Vic 3130

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

Range between \$940,000 & \$1,030,000

Median sale price

Median price \$968,500 House X Unit Suburb Blackburn South

Period - From 01/07/2018 to 30/09/2018 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	4 Sylvia St BLACKBURN SOUTH 3130	\$1,040,000	08/06/2018
2	34 Jade Cirt BURWOOD EAST 3151	\$1,000,000	11/08/2018
3	1 Mahala Ct BLACKBURN SOUTH 3130	\$970,000	13/10/2018

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.

2 Hartley Road, Blackburn South Vic 3130

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 4  3  3

Rooms:
Property Type: House
Land Size: 396 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$1,030,000
Median House Price
September quarter 2018: \$968,500

Comparable Properties



4 Sylvia St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,040,000
Method: Private Sale
Date: 08/06/2018
Rooms: 6
Property Type: House
Land Size: 542 sqm approx



34 Jade Cirt BURWOOD EAST 3151 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 6
Property Type: House (Res)
Land Size: 404 sqm approx



1 Mahala Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$970,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 532 sqm approx