

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

4 Janet Street, Blackburn Vic 3130

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

Single price \$1,200,000

Median sale priceMedian price \$1,330,750 House Unit Suburb Blackburn

Period - From 01/04/2019 to 30/06/2019 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	1 Halsey St BOX HILL SOUTH 3128	\$1,154,000	06/07/2019
2	6 Duckham St BLACKBURN 3130	\$1,263,000	27/07/2019
3	39 Combarton St BOX HILL 3128	\$1,290,000	01/03/2019

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 2

Rooms:
Property Type: House
Land Size: 670 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000
Median House Price
 June quarter 2019: \$1,330,750



Comparable Properties



1 Halsey St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 1 1

Price: \$1,154,000
Method: Auction Sale
Date: 06/07/2019
Rooms: 8
Property Type: House (Res)
Land Size: 742 sqm approx



6 Duckham St BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$1,263,000
Method: Auction Sale
Date: 27/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 766 sqm approx

39 Combarton St BOX HILL 3128 (VG)

Agent Comments

3 - -

Price: \$1,290,000
Method: Sale
Date: 01/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 627 sqm approx