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

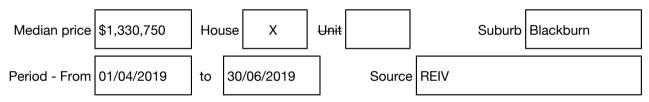
s 4 Janet Street, Blackburn Vic 3130 d e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,200,000

Median sale price



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.

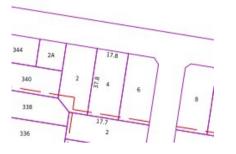
Account - The Agency Sales | P: 03 8578 0388 | F: 03 9132 8957

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) 4 4 1 1	Agent Comments
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) 2 4 2	Agent Comments
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) 3	Agent Comments
Price: \$1,290,000 Method: Sale	
Date: 01/03/2019 Rooms: - Property Type: House (Res)	
 Rooms: -	

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