

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	5/930 Doncaster Rd DONCASTER EAST 3109	\$788,000	11/05/2019
2	1/41 Primula St BLACKBURN NORTH 3130	\$770,000	24/04/2019
3	48 Junction Rd BLACKBURN NORTH 3130	\$750,000	01/02/2019

**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   4

**Rooms:** 7  
**Property Type:** House (Previously Occupied - Detached)

**Agent Comments**

Front one of two on the block . In very goof condition.

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median Unit Price**  
 Year ending March 2019: \$861,000

## Comparable Properties



**5/930 Doncaster Rd DONCASTER EAST 3109 (REI)**

3   1   2

**Price:** \$788,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Unit

**Agent Comments**  
 Similar property



**1/41 Primula St BLACKBURN NORTH 3130 (REI)**

3   1   1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 24/04/2019  
**Rooms:** -  
**Property Type:** Unit

**Agent Comments**  
 Similar property



**48 Junction Rd BLACKBURN NORTH 3130 (REI)**

3   1   -

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 01/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 442 sqm approx

**Agent Comments**  
 Larger land otherwise similar property