

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

2 Loris Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Blackburn

Period - From 01/10/2019 to 31/12/2019 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	1/20a Halley St BLACKBURN 3130	\$1,542,000	08/10/2019
2	38 Glen Ebor Av BLACKBURN 3130	\$1,435,000	12/10/2019
3	1/13 Gardenia St BLACKBURN 3130	\$1,425,000	16/11/2019

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.~~

This Statement of Information was prepared on:

13/03/2020 16:00



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Property Type: House
Land Size: 379 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2019: \$1,402,500

Comparable Properties



1/20a Halley St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,542,000
Method: Private Sale
Date: 08/10/2019
Property Type: Townhouse (Res)
Land Size: 600 sqm approx



38 Glen Ebor Av BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,435,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 560 sqm approx



1/13 Gardenia St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,425,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House
Land Size: 280 sqm approx