

## 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

2/126 Springfield Road, Blackburn Vic 3130

## Indicative selling price

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

Range between \$880,000

&amp;

\$950,000

## Median sale price

Median price \$664,000

House

Unit

X

Suburb

Blackburn

Period - From 01/07/2017

to

30/09/2017

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	2/24 Greendale Rd DONCASTER EAST 3109	\$955,000	05/08/2017
2	3/20 Tyrrell Av BLACKBURN 3130	\$930,000	09/06/2017
3	2a Kerr St BLACKBURN 3130	\$881,000	19/08/2017

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.



**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/24 Greendale Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$955,000

**Method:** Auction Sale

**Date:** 05/08/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



**3/20 Tyrrell Av BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$930,000

**Method:** Private Sale

**Date:** 09/06/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



**2a Kerr St BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$881,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx