

# 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

112 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

\$950,000

&

\$1,000,000

### Median sale price

Median price

\$1,271,500

Property Type

House

Suburb

Blackburn

Period - From

30/10/2018

to

29/10/2019

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	193 Springfield Rd BLACKBURN NORTH 3130	\$981,000	20/08/2019
2	195 Springfield Rd BLACKBURN NORTH 3130	\$895,000	12/09/2019
3			

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:

30/10/2019 10:11



**Property Type:** House  
**Land Size:** 671.025 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,000,000  
**Median House Price**  
30/10/2018 - 29/10/2019: \$1,271,500

## Comparable Properties

**193 Springfield Rd BLACKBURN NORTH 3130** Agent Comments  
(REI/VG)



**Price:** \$981,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



**195 Springfield Rd BLACKBURN NORTH 3130** Agent Comments  
(REI)



**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 12/09/2019  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx

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.