

STATEMENT OF INFORMATION

10 ASHCROFT GROVE, BLACKBURN SOUTH, VIC 3130

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ASHCROFT GROVE, BLACKBURN

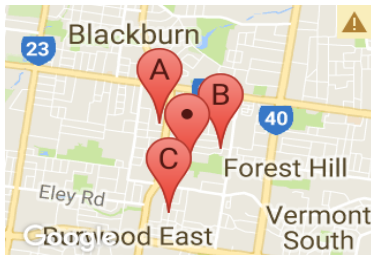
4 bedrooms, 2 bathrooms, 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$900,000 to \$950,000**

Provided by: Peter Davies, Chilli Realty

MEDIAN SALE PRICE



BLACKBURN SOUTH, VIC, 3130

Suburb Median Sale Price (House)

\$1,185,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



33 BOYD ST, BLACKBURN SOUTH, VIC 3130

4 bedrooms, 1 bathroom, 1 car

Sale Price

\$1,068,000

Sale Date: 30/11/2017

Distance from Property: 747m



82 BINDY ST, FOREST HILL, VIC 3131

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

***\$1,015,000**

Sale Date: 18/11/2017

Distance from Property: 521m



18 TANTON RD, BURWOOD EAST, VIC 3151

4 bedrooms, 2 bathrooms, 1 car

Sale Price

\$1,061,500

Sale Date: 02/09/2017

Distance from Property: 670m

**This report has been compiled on 26/02/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 ASHCROFT GROVE, BLACKBURN SOUTH, VIC 3130

Indicative selling price

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

Price Range: \$900,000 to \$950,000

Median sale price

Median price

\$1,185,000

House

Unit

Suburb

BLACKBURN
SOUTH

Period

01 January 2017 to 31 December
2017

Source


pricfinder

Comparable property sales

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
33 BOYD ST, BLACKBURN SOUTH, VIC 3130	\$1,068,000	30/11/2017
82 BINDY ST, FOREST HILL, VIC 3131	*\$1,015,000	18/11/2017
18 TANTON RD, BURWOOD EAST, VIC 3151	\$1,061,500	02/09/2017