

Nadine Roberts 9877 1855 0408 960 082 nadine.roberts@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address Including suburb and postcode	10/13 Main Street, Blackburn Vic 3130
postocae	

Indicative selling price

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

Single price \$450,000

Median sale price

Median price	\$882,000	Hou	se	Unit	Х	Suburb	Blackburn
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	1/2 Minna St BLACKBURN 3130	\$470,000	10/03/2018
2	G01/2 Queen St BLACKBURN 3130	\$450,000	02/03/2018
3	10/113 Surrey Rd BLACKBURN NORTH 3130	\$440,000	22/01/2018

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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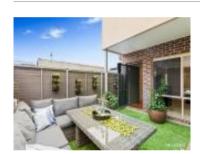
> **Indicative Selling Price** \$450,000 **Median Unit Price** March quarter 2018: \$882,000





Property Type: Apartment Agent Comments

Comparable Properties



1/2 Minna St BLACKBURN 3130 (REI)

Price: \$470,000 Method: Private Sale Date: 10/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments

G01/2 Queen St BLACKBURN 3130 (REI)

___ 2





Price: \$450,000 Method: Private Sale Date: 02/03/2018

Rooms: -

Property Type: Apartment

Agent Comments



10/113 Surrey Rd BLACKBURN NORTH 3130

(REI)





Price: \$440,000 Method: Private Sale Date: 22/01/2018

Rooms: -

Property Type: Apartment

Agent Comments

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