

# 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

25 Pope 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,409,500

Property Type House

Suburb Blackburn

Period - From 01/01/2020

to 31/03/2020

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	4 Tortice Av NUNAWADING 3131	\$1,680,000	12/03/2020
2	52 Alandale Rd BLACKBURN 3130	\$1,656,000	24/03/2020
3	17 Pakenham St BLACKBURN 3130	\$1,551,500	23/03/2020

**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:

02/05/2020 14:51

25 Pope Road, Blackburn Vic 3130

**Jellis  
Craig**

Matthew Scafidi

9908 5777

0433 795 006

matthewscafidi@jellisrcraig.com.au

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

March quarter 2020: \$1,409,500



 3  -  1

**Property Type:** House

**Land Size:** 606.197 sqm approx

Agent Comments

## Comparable Properties



**4 Tortice Av NUNAWADING 3131 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,680,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**52 Alandale Rd BLACKBURN 3130 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,656,000

**Method:** Sold Before Auction

**Date:** 24/03/2020

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**17 Pakenham St BLACKBURN 3130 (REI)**

Agent Comments

 3  2  -

**Price:** \$1,551,500

**Method:** Private Sale

**Date:** 23/03/2020

**Property Type:** House

**Account - Jellis Craig** | P: 03 9908 5777 | F: 03 9908 5777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.