

## 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

12 Jeffery Street, 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 \$1,350,000

&amp;

\$1,450,000

## Median sale price

Median price \$1,494,000

House

X

Unit

Suburb

Blackburn

Period - From 01/10/2017

to

31/12/2017

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	11 Eckersley Ct BLACKBURN SOUTH 3130	\$1,422,500	09/12/2017
2	23 Salisbury Av BLACKBURN 3130	\$1,400,000	24/02/2018
3	6 The Ridge BLACKBURN 3130	\$1,400,000	09/02/2018

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.



3 2 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 802 sqm approx

**Agent Comments**

## Comparable Properties



**11 Eckersley Ct BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,422,500

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**23 Salisbury Av BLACKBURN 3130 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 740 sqm approx



**6 The Ridge BLACKBURN 3130 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 09/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 705 sqm approx