Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,147,500	Pro	perty Type	louse		Suburb	Blackburn South
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	14 Eckersley Ct BLACKBURN SOUTH 3130	\$1,435,000	27/02/2021
2	106 Fulton Rd BLACKBURN SOUTH 3130	\$1,350,000	20/02/2021
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:	02/03/2021 17:31



Date of sale



Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** December quarter 2020: \$1,147,500



Property Type: House Land Size: 704 sqm approx

Agent Comments

Comparable Properties



14 Eckersley Ct BLACKBURN SOUTH 3130

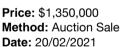
(REI)

Price: \$1,435,000 Method: Auction Sale Date: 27/02/2021 Rooms: 6

Property Type: House (Res) Land Size: 770 sqm approx







Property Type: House (Res)

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 - Jellis Craig | P: (03) 9908 5700





Agent Comments