

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

52 Maple Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,420,000

Median sale price

Median price \$1,481,000 Property Type House Suburb Blackburn

Period - From 01/01/2021 to 31/03/2021 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	8 Clifton St BLACKBURN 3130	\$1,385,000	20/03/2021
2	43 Alandale Rd BLACKBURN 3130	\$1,436,000	06/02/2021
3	31 Maple St BLACKBURN 3130	\$1,380,000	04/02/2021

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:

03/06/2021 10:47

52 Maple Street, Blackburn Vic 3130

**Jellis
Craig**

Stephen Le Get

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Indicative Selling Price

\$1,350,000 - \$1,420,000

Median House Price

March quarter 2021: \$1,481,000



 3  1  2

Property Type: House

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



8 Clifton St BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,385,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 616 sqm approx



43 Alandale Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,436,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 627 sqm approx

31 Maple St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,380,000

Method: Auction Sale

Date: 04/02/2021

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Jellis Craig | P: (03) 9908 5700