

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 9 Wardle Close, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,194,500 House X Unit Suburb Blackburn South

Period - From 01/07/2017 to 30/09/2017 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	144 Middleborough Rd BLACKBURN SOUTH 3130	\$1,229,000	23/09/2017
2	2 Tudor Ct BLACKBURN SOUTH 3130	\$1,150,000	25/11/2017
3	1 Elemheim Ct BLACKBURN SOUTH 3130	\$1,100,000	09/09/2017

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.

9 Wardle Close, Blackburn South Vic 3130

Noel Jones

Terry Anson

9877 1855

0400 983 879

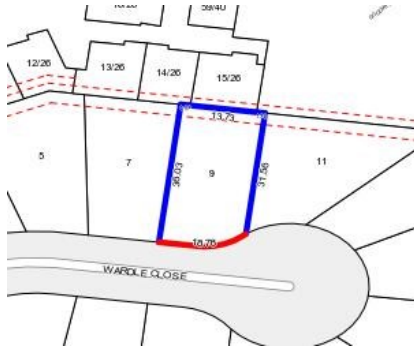
terry.anson@noeljones.com.au

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

September quarter 2017: \$1,194,500



4 2 2

Rooms:

Property Type: House

Land Size: 616 sqm approx

Agent Comments

Comparable Properties



144 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,229,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



2 Tudor Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 7

Property Type: House (Res)



1 Elemheim Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 560 sqm approx