

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

2a Forest Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,380,500

Property Type House

Suburb Blackburn

Period - From 01/04/2019

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	46 Alandale Rd BLACKBURN 3130	\$1,391,000	29/02/2020
2	34 Drummond St BLACKBURN SOUTH 3130	\$1,207,000	18/03/2020
3	14 Heather Gr NUNAWADING 3131	\$1,190,000	29/02/2020

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:

05/05/2020 08:49

2a Forest Road, Blackburn Vic 3130



Grant Lynch

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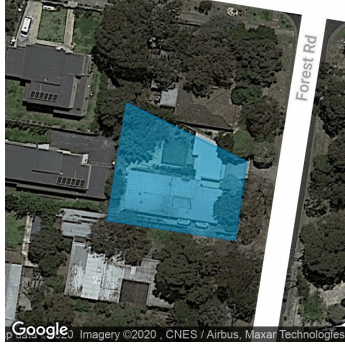
grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2020: \$1,380,500



4 2 2

Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



46 Alandale Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,391,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 627 sqm approx



34 Drummond St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,207,000

Method: Sold Before Auction

Date: 18/03/2020

Property Type: House (Res)

Land Size: 714 sqm approx



14 Heather Gr NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 735 sqm approx

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



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.