Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Esta Street, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale p	rice								
Median price	\$1,116,500	Pro	operty Type	Hou	se		Suburb	Blackburn North	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Primula St BLACKBURN NORTH 3130	\$1,043,000	12/06/2020
2	73 Springfield Rd BLACKBURN NORTH 3130	\$906,000	04/07/2020
3	546 Middleborough Rd BLACKBURN NORTH 3130	\$850,000	04/11/2020

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:

09/11/2020 14:41



5 Esta Street, Blackburn North Vic 3130



Charles Shi 9908 5706

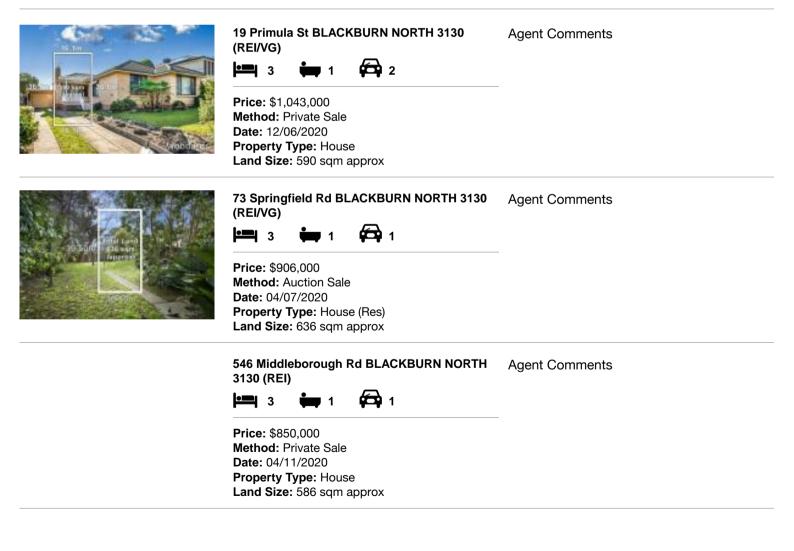




Property Type: House (Previously Occupied - Detached) Land Size: 586 sqm approx Agent Comments 0423 633 253 charlesshi@jelliscraig.com.au Indicative Selling Price

\$900,000 - \$990,000 Median House Price Year ending September 2020: \$1,116,500

Comparable Properties



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

