

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

1/4 Gay Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,135,500

House

X

Unit

Suburb

Blackburn North

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	3/33 Glen Ebor Av BLACKBURN 3130	\$786,000	23/09/2017
2	2/15 Glen Ebor Av BLACKBURN 3130	\$761,000	07/10/2017
3	16/30 Thomas St DONCASTER EAST 3109	\$750,000	20/11/2017

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.

1/4 Gay Street, Blackburn North Vic 3130

Noel Jones

Jack Liebelt

03 9955 9893

0430 521 611

jack.liebelt@noeljones.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2017: \$1,135,500



3 1 1

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



3/33 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$786,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: Villa



2/15 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$761,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 3

Property Type: Unit



16/30 Thomas St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 20/11/2017

Rooms: 4

Property Type: Unit

Land Size: 345 sqm approx