

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

43 Maple Street, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,040,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Blackburn

Period - From

01/10/2020

to

31/12/2020

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	106 Esdale St NUNAWADING 3131	\$1,062,000	12/02/2021
2	26 Peter Av BLACKBURN NORTH 3130	\$1,040,000	27/02/2021
3			

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:

15/03/2021 16:51

43 Maple Street, Blackburn Vic 3130

**Jellis
Craig**

Samantha Pascoe

03 9908 5700

0432 455 693

samanthapascoe@jellisrcraig.com.au

Indicative Selling Price

\$1,040,000

Median House Price

December quarter 2020: \$1,550,000



 3  2  2

Property Type: House

Land Size: 444 sqm approx

Agent Comments

Comparable Properties



106 Esdale St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,062,000

Method: Sold Before Auction

Date: 12/02/2021

Property Type: House (Res)

Land Size: 420 sqm approx



26 Peter Av BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,040,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 417 sqm approx

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.

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