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

10 Clare Street, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$750,000		&		\$795,000			
Median sale pi	rice							
Median price	\$701,750	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/04/2019	to	30/06/2019		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	3/67 Blackburn Rd BLACKBURN 3130	\$804,000	23/08/2019
2	2/81 Koonung Rd BLACKBURN NORTH 3130	\$754,000	21/09/2019
3	3/3 Ralph St BLACKBURN SOUTH 3130	\$740,000	07/09/2019

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:

14/10/2019 10:55









Property Type: Unit Land Size: 237 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$795,000 Median Unit Price June quarter 2019: \$701,750

Comparable Properties



3/67 Blackburn Rd BLACKBURN 3130 (REI)



Price: \$804,000 Method: Sold Before Auction Date: 23/08/2019 Rooms: 4 Property Type: Unit

2/81 Koonung Rd BLACKBURN NORTH 3130 Agent Comments

Agent Comments



(REI)

Price: \$754,000 Method: Auction Sale Date: 21/09/2019 Rooms: 4 Property Type: Unit



3/3 Ralph St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$740,000 Method: Auction Sale Date: 07/09/2019 Property Type: Unit Land Size: 188 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.