

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

11 Jeffery Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,430,000 House X Unit Suburb Blackburn

Period - From 01/04/2017 to 30/06/2017 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	65 Laurel Gr.S BLACKBURN 3130	\$1,755,000	19/11/2016
2	1 Ottawa Av BLACKBURN 3130	\$1,730,000	22/10/2016
3	24a Fuchsia St BLACKBURN 3130	\$1,669,000	06/08/2016

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.



 5  2  3

Rooms:

Property Type: House

Land Size: 1465 sqm approx

Agent Comments

Comparable Properties



65 Laurel Gr.S BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,755,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 10

Property Type: House (Res)

Land Size: 684 sqm approx



1 Ottawa Av BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,730,000

Method: Auction Sale

Date: 22/10/2016

Rooms: 7

Property Type: House (Res)

Land Size: 777 sqm approx



24a Fuchsia St BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,669,000

Method: Auction Sale

Date: 06/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 682 sqm approx