

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

3/3 Frankcom Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$753,500 Property Type Unit Suburb Blackburn

Period - From 01/07/2018 to 30/06/2019 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	2/12a Lithgow Av BLACKBURN 3130	\$982,000	05/10/2019
2	1b Cherryhinton St BOX HILL 3128	\$975,000	20/07/2019
3	1/4 Rose St BOX HILL 3128	\$957,000	14/09/2019

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:

09/10/2019 12:11

3/3 Frankcom Street, Blackburn Vic 3130

**Jellis
Craig**

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

Year ending June 2019: \$753,500



 3  2  2

Property Type: Townhouse

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



2/12a Lithgow Av BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$982,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Unit

Land Size: 250 sqm approx



1b Cherryhinton St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$975,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Townhouse (Res)

Land Size: 193 sqm approx

1/4 Rose St BOX HILL 3128 (REI)

Agent Comments

 3  2  2

Price: \$957,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Unit

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.