#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

	3/3 Frankcom Street, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,000,000
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#### Median sale price

Median price	\$753,500	Pro	perty Type U	nit		Suburb	Blackburn
Period - From	01/07/2018	to	30/06/2019	So	ource	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

Aut	areas or comparable property	1 1100	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

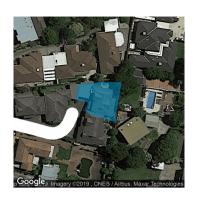


Date of sale



Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,000,000 Median Unit Price Year ending June 2019: \$753,500



## Property Type: Townhouse Land Size: 250 sqm approx

Agent Comments

### Comparable Properties



2/12a Lithgow Av BLACKBURN 3130 (REI)

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Price: \$982,000 Method: Auction Sale Date: 05/10/2019 Property Type: Unit Land Size: 250 sqm approx Agent Comments



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

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Price: \$975,000 Method: Auction Sale Date: 20/07/2019

**Property Type:** Townhouse (Res) **Land Size:** 193 sqm approx

**Agent Comments** 

1/4 Rose St BOX HILL 3128 (REI)

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Agent Comments

Price: \$957,000 Method: Auction Sale Date: 14/09/2019 Property Type: Unit

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



