# 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

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$810,000

#### Median sale price

Median price \$1,1	16,500 Pr	operty Type	House		Suburb	Blackburn North
Period - From 01/1	10/2019 to	30/09/2020		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

Aut	Address of comparable property		Date of Sale
1	546 Middleborough Rd BLACKBURN NORTH 3130	\$850,000	04/11/2020
2	153 Springfield Rd BLACKBURN NORTH 3130	\$845,000	29/10/2020
3	1/59 Koonung Rd BLACKBURN NORTH 3130	\$792,000	04/11/2020

#### 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:	16/11/2020 08:59



Date of sale



Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

> **Indicative Selling Price** \$810,000 **Median House Price**

Year ending September 2020: \$1,116,500



Land Size: 331.695 sqm approx

**Agent Comments** 



# Comparable Properties

546 Middleborough Rd BLACKBURN NORTH

3130 (REI)

**--** 3

Price: \$850,000 Method: Private Sale Date: 04/11/2020 Property Type: House Land Size: 586 sqm approx **Agent Comments** 

**Agent Comments** 



(REI)

Price: \$845.000 Method: Private Sale Date: 29/10/2020

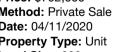
Property Type: House (Res) Land Size: 350 sqm approx



(REI)

Price: \$792,000 Method: Private Sale Date: 04/11/2020 Property Type: Unit





Land Size: 299 sqm approx

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



