

Terry Anson 9877 1855 0400 983 879 terry.anson@noeljones.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Propert <sup>o</sup>	y offered	for s	ale
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Address	10 Regent Court, Blackburn North Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,270,000	Hou	ıse X	Unit		Suburb	Blackburn North
Period - From	01/10/2017	to	31/12/2017		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

1	8 Kent CI BLACKBURN NORTH 3130	\$1,300,000	03/03/2018
2	51 Koonung Rd BLACKBURN NORTH 3130	\$1,300,000	11/11/2017
3	49 Koonung Rd BLACKBURN NORTH 3130	\$1,300,000	16/12/2017

#### 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.

**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





Price

Date of sale

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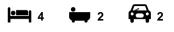


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Indicative Selling Price \$1,295,000 Median House Price

December quarter 2017: \$1,270,000





Rooms:

**Property Type:** House (Res) **Land Size:** 712 sqm approx

Agent Comments

## Comparable Properties



8 Kent CI BLACKBURN NORTH 3130 (REI)





Price: \$1,300,000

Method: Sold Before Auction

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



51 Koonung Rd BLACKBURN NORTH 3130

(REI)







Price: \$1,300,000

Method: Sold Before Auction

Date: 11/11/2017

Rooms: 8

**Property Type:** House (Res) **Land Size:** 735 sqm approx

**Agent Comments** 



49 Koonung Rd BLACKBURN NORTH 3130

(REI)







**Price:** \$1,300,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 739 sqm approx

Agent Comments

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