

# 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

13 Almondsbury Court, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,430,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Blackburn

Period - From 01/04/2020

to 30/06/2020

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	Price	Date of sale
1	3 Musk St BLACKBURN 3130	\$1,500,000	17/06/2020
2	2a Forest Rd BLACKBURN 3130	\$1,435,000	30/05/2020
3	1 Cloverlea Ct BLACKBURN 3130	\$1,330,000	22/05/2020

**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:

06/08/2020 12:53

13 Almondsbury Court, Blackburn Vic 3130



Stephen Le Get

9908 5700

0438 558 870

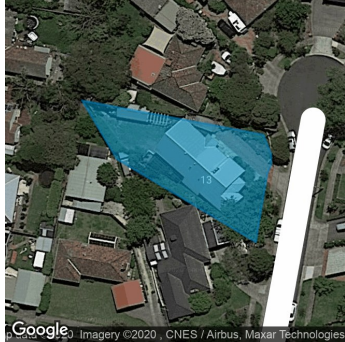
stephenleget@jellisrcraig.com.au

**Indicative Selling Price**

\$1,350,000 - \$1,430,000

**Median House Price**

June quarter 2020: \$1,450,000



**Property Type:** House

**Land Size:** 674 sqm approx

Agent Comments

## Comparable Properties



**3 Musk St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 17/06/2020

**Property Type:** House

**Land Size:** 780 sqm approx



**2a Forest Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 30/05/2020

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**1 Cloverlea Ct BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 22/05/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 639 sqm approx

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.