

# 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

5 Hamilton Avenue, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Blackburn

Period - From 01/07/2019

to

30/09/2019

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	42 Maple St BLACKBURN 3130	\$1,155,000	08/06/2019
2	3 Goodwin St BLACKBURN 3130	\$1,150,000	19/10/2019
3	77 Central Rd BLACKBURN 3130	\$1,150,000	27/09/2019

**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:

12/11/2019 11:33

5 Hamilton Avenue, Blackburn Vic 3130

**Jellis  
Craig**

John Stack

9908 5700

0402 443 312

johnstack@jellisrcraig.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

September quarter 2019: \$1,300,000



 3  1  1

**Property Type:**

**Land Size:** 595 sqm approx

Agent Comments

## Comparable Properties



**42 Maple St BLACKBURN 3130 (REI/VG)**

Agent Comments

 5  2  1

**Price:** \$1,155,000

**Method:** Private Sale

**Date:** 08/06/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 673 sqm approx



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

Agent Comments

 3  1  1

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**77 Central Rd BLACKBURN 3130 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 27/09/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 596 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.