Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Junction Road, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,116,500	Pro	operty Type	ty Type Hous			Suburb	Blackburn North	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Eliza Ct NUNAWADING 3131	\$1,156,000	25/07/2020
2	1 Frisina Ct NUNAWADING 3131	\$1,132,000	21/10/2020
3	39 Katrina St BLACKBURN NORTH 3130	\$1,060,000	20/06/2020

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:

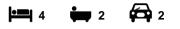
02/11/2020 11:14





Grant Lynch 9908 5700





Property Type: House **Land Size:** 648 sqm approx Agent Comments 0408110 011 grantlynch@jelliscraig.com.au Indicative Selling Price

\$1,050,000 - \$1,150,000 **Median House Price** Year ending September 2020: \$1,116,500

Comparable Properties



5 Eliza Ct NUNAWADING 3131 (REI/VG)



Price: \$1,156,000 Method: Auction Sale Date: 25/07/2020 Rooms: 7 Property Type: House (Res) Land Size: 674 sqm approx Agent Comments

1 Frisina Ct NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,132,000 Method: Auction Sale Date: 21/10/2020 Property Type: House (Res) Land Size: 692 sqm approx



39 Katrina St BLACKBURN NORTH 3130 (VG) Agent Comments



Price: \$1,060,000 Method: Sale Date: 20/06/2020 Property Type: House (Res) Land Size: 755 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.