

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

8 Downing Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,750,000

&

\$1,830,000

Median sale price

Median price \$1,256,000

Property Type House

Suburb Blackburn

Period - From 15/10/2018

to

14/10/2019

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	43 Gardenia St BLACKBURN 3130	\$1,800,000	27/07/2019
2	9 Walsham Rd BLACKBURN 3130	\$1,782,500	21/09/2019
3	28 Gardenia St BLACKBURN 3130	\$1,760,000	25/05/2019

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:

15/10/2019 12:52

8 Downing Street, Blackburn Vic 3130

**Jellis
Craig**

Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,830,000

Median House Price

15/10/2018 - 14/10/2019: \$1,256,000



 4  3  4

Property Type: House

Land Size: 1132 sqm approx

Agent Comments

Comparable Properties



43 Gardenia St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)

Land Size: 809 sqm approx



9 Walsham Rd BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,782,500

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 885 sqm approx



28 Gardenia St BLACKBURN 3130 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,760,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 780 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.