

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

33 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$753,500

Property Type

Unit

Suburb

Blackburn

Period - From

01/10/2018

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 | 16 Pakenham St BLACKBURN 3130 | \$1,134,000 | 31/08/2019 |
| 2 | 2/9 Fulton Cr BURWOOD 3125 | \$1,022,000 | 10/08/2019 |
| 3 | 1/111 Eley Rd BOX HILL SOUTH 3128 | \$1,008,000 | 10/10/2019 |

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:

01/11/2019 16:14

33 Canterbury Road, Blackburn Vic 3130

**Jellis
Craig**

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

Indicative Selling Price

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

Median Unit Price

Year ending September 2019: \$753,500



 3  2  2

Property Type: Townhouse

Land Size: 347 sqm approx

Agent Comments

Comparable Properties



16 Pakenham St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,134,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 387 sqm approx



2/9 Fulton Cr BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,022,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)



1/111 Eley Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,008,000

Method: Private Sale

Date: 10/10/2019

Property Type: Townhouse (Res)

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.