

Paul Levdin 9877 1855 0408 741 237 paul.leydin@noeljones.com.au

## Statement of Information

Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
-----------------	-----------	----------

Property offered for sale											
Including subu		8 Vernon Street, Blackburn South Vic 3130									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between	\$980,000		&	\$1,078,000							
Median sale price											
Median price	\$1,194,000	House	e X	Unit		Suburb	Blackburn South				
Period - From	01/10/2017	to 3	1/12/2017	Source	REIV						

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

Ad	dress of comparable property	Price	Date of sale
1	1a Vernon St BLACKBURN SOUTH 3130	\$1,030,000	13/02/2018
2	11a Donald St BLACKBURN SOUTH 3130	\$1,025,000	03/03/2018
3	38 Lawrence St BLACKBURN SOUTH 3130	\$995,000	24/12/2017

#### 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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





Generated: 16/04/2018 13:45



Paul Levdin 9877 1855 0408 741 237 paul.leydin@noeljones.com.au

**Indicative Selling Price** \$980,000 - \$1,078,000 **Median House Price** 

December guarter 2017: \$1,194,000



**=**3

Rooms:

Property Type: Unit Land Size: 411 sqm approx

Agent Comments

# Comparable Properties



1a Vernon St BLACKBURN SOUTH 3130 (REI) Agent Comments

Price: \$1,030,000 Method: Private Sale Date: 13/02/2018

Rooms: 5

**--**3

Property Type: House (Res)



11a Donald St BLACKBURN SOUTH 3130 (REI) Agent Comments

**—** 3

Date: 03/03/2018

Price: \$1,025,000 Method: Auction Sale

Rooms: -

Property Type: House (Res) Land Size: 345 sqm approx



38 Lawrence St BLACKBURN SOUTH 3130

(REI)

Price: \$995,000 Method: Private Sale Date: 24/12/2017

Rooms: 7

Property Type: House Land Size: 476 sqm approx

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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.

Generated: 16/04/2018 13:45

**Agent Comments**