

Nadine Roberts 9877 1855 0408 960 082

nadine.roberts@noeljones.com.au

### 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

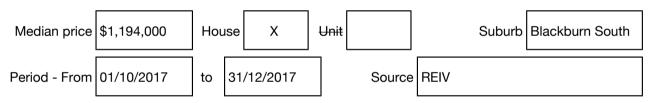
20 Orchard Grove, Blackburn South Vic 3130

#### Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

#### Median sale price



#### 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	50 Aldinga St BLACKBURN SOUTH 3130	\$1,200,000	18/11/2017
2	130 Middleborough Rd BLACKBURN SOUTH 3130	\$1,188,000	18/11/2017
3	6 Forest Rd BLACKBURN 3130	\$1,150,000	27/02/2018

#### 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

propertydata

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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.



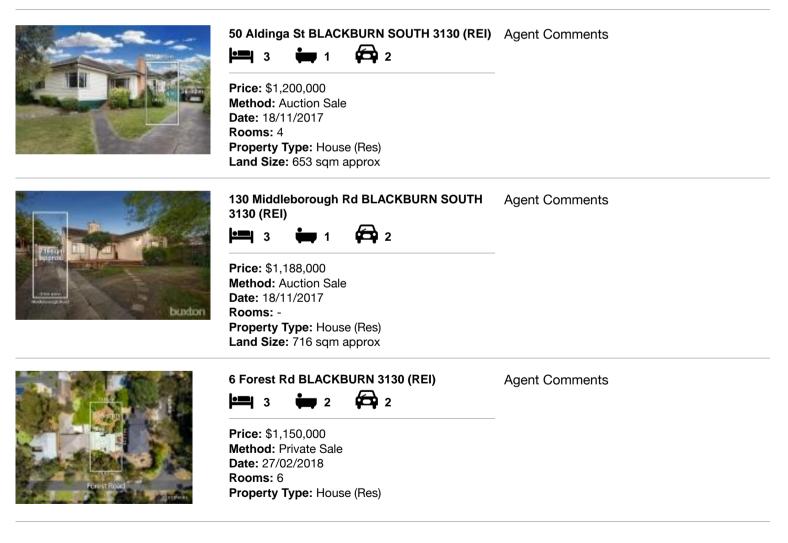




Rooms: Property Type: House Land Size: 600 sqm approx Agent Comments Nadine Roberts 9877 1855 0408 960 082 nadine.roberts@noeljones.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2017: \$1,194,000

## **Comparable Properties**



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