

# 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

4/5 Musk Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000

&

\$690,000

### Median sale price

Median price \$683,000

Property Type Unit

Suburb Blackburn

Period - From 30/06/2019

to

29/06/2020

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	2/28 Wood St NUNAWADING 3131	\$720,000	07/03/2020
2	16/160-162 Surrey Rd BLACKBURN 3130	\$678,000	27/04/2020
3	2/39-41 Mount Pleasant Rd NUNAWADING 3131	\$650,000	31/05/2020

**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:

30/06/2020 10:33

4/5 Musk Street, Blackburn Vic 3130

**Jellis  
Craig**

Daniel Bullen

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**Indicative Selling Price**

\$640,000 - \$690,000

**Median Unit Price**

30/06/2019 - 29/06/2020: \$683,000



 2    1    1

**Property Type:** Unit

**Land Size:** 158 sqm approx

Agent Comments

## Comparable Properties



**2/28 Wood St NUNAWADING 3131 (REI/VG)**

Agent Comments

 2    1    -

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 07/03/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)



**16/160-162 Surrey Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$678,000

**Method:** Sold Before Auction

**Date:** 27/04/2020

**Property Type:** Unit

**Land Size:** 162 sqm approx



**2/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)**

Agent Comments

 2    1    1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 31/05/2020

**Rooms:** 4

**Property Type:** Apartment

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.