

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

Date of sale

Generated: 15/02/2018 12:04

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	7 Jasmine Court, Blackburn South Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000

#### Median sale price

Median price	\$1,194,000	Hou	ise X	Unit			Suburb	Blackburn South
Period - From	01/10/2017	to	31/12/2017		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

1	23 Naughton Gr BLACKBURN 3130	\$1,350,000	28/08/2017
2	7 Holroyd Ct BLACKBURN SOUTH 3130	\$1,300,000	02/11/2017
3	18 Crimson Av BLACKBURN SOUTH 3130	\$1,275,000	18/09/2017

#### 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







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Paul Levdin

**Indicative Selling Price** \$1,250,000 - \$1,350,000

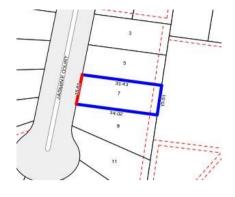
**Median House Price** December guarter 2017: \$1,194,000

**---**4

Rooms:

Property Type: House Land Size: 526 sqm approx

Agent Comments



## Comparable Properties



23 Naughton Gr BLACKBURN 3130 (REI)

**-** 5

Price: \$1,350,000

Method: Sold Before Auction

Date: 28/08/2017

Rooms: 6

Property Type: House (Res)

Agent Comments



7 Holroyd Ct BLACKBURN SOUTH 3130 (REI) Agent Comments





Property Type: House (Res) Land Size: 587 sqm approx

18 Crimson Av BLACKBURN SOUTH 3130

(REI)



Price: \$1,275,000

Method: Sold Before Auction

Date: 18/09/2017

Rooms: -

Property Type: House (Res) Land Size: 721 sqm approx

**Agent Comments** 



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