

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

560 Middleborough Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$995,000 Property Type House Suburb Blackburn North

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	13 Lobelia Ct BLACKBURN NORTH 3130	\$899,000	02/06/2019
2	195 Springfield Rd BLACKBURN NORTH 3130	\$895,000	12/09/2019
3	1/23 Rialton Av BLACKBURN NORTH 3130	\$820,000	06/07/2019

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:

22/10/2019 17:15

560 Middleborough Road, Blackburn North Vic 3130

**Jellis
Craig**

Stephen Le Get

9908 5700

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stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$830,000 - \$890,000

Median House Price

Year ending September 2019: \$995,000



Property Type: House

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



13 Lobelia Ct BLACKBURN NORTH 3130 (VG) **Agent Comments**



Price: \$899,000

Method: Sale

Date: 02/06/2019

Property Type: House (Res)

Land Size: 937 sqm approx



195 Springfield Rd BLACKBURN NORTH 3130 **Agent Comments**
(REI)



Price: \$895,000

Method: Private Sale

Date: 12/09/2019

Property Type: House (Res)

Land Size: 628 sqm approx

1/23 Rialton Av BLACKBURN NORTH 3130 **Agent Comments**
(REI/VG)



Price: \$820,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (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.