

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

6 Paulette Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,147,500

Property Type House

Suburb Blackburn South

Period - From 01/10/2020

to 31/12/2020

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	62 Aldinga St BLACKBURN SOUTH 3130	\$1,490,000	28/11/2020
2	11 Violet Ct BLACKBURN SOUTH 3130	\$1,488,000	20/03/2021
3	15 Mira St BLACKBURN SOUTH 3130	\$1,408,000	27/03/2021

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:

29/03/2021 11:12

6 Paulette Court, Blackburn South Vic 3130



Andrew Luke
0399085700
0419154064

andrewluke@jellisrcraig.com.au

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

December quarter 2020: \$1,147,500



4 2 2

Property Type: House

Land Size: 509 sqm approx

Agent Comments

Comparable Properties



62 Aldinga St BLACKBURN SOUTH 3130 (REI) Agent Comments

4 2 2

Price: \$1,490,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 546 sqm approx



11 Violet Ct BLACKBURN SOUTH 3130 (REI) Agent Comments

4 2 2

Price: \$1,488,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 704 sqm approx



15 Mira St BLACKBURN SOUTH 3130 (REI) Agent Comments

3 2 2

Price: \$1,408,000

Method: Auction Sale

Date: 27/03/2021

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.