Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Claude Court, Blackburn South Vic 3130

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | <i>underquot</i> | ing | | |
|-----------------|-------------------|------|--------------|--------|------------------|------|--------|-----------------|
| Range betweer | \$1,050,000 | | & | | \$1,150,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,275,000 | Pro | operty Type | Hous | se | | Suburb | Blackburn South |
| Period - From | 01/01/2021 | to | 31/03/2021 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-------------|--------------|
| 1 | 43 Aldinga St BLACKBURN SOUTH 3130 | \$1,232,000 | 06/02/2021 |
| 2 | 56 Holland Rd BLACKBURN SOUTH 3130 | \$1,160,000 | 27/03/2021 |
| 3 | 10 Bermuda Dr BLACKBURN SOUTH 3130 | \$1,107,000 | 13/03/2021 |

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:

08/05/2021 13:52



8 Claude Court, Blackburn South Vic 3130



Jellis Crait



Property Type: House Agent Comments

Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2021: \$1,275,000

Comparable Properties





Price: \$1,232,000 Method: Auction Sale Date: 06/02/2021 Property Type: House (Res)



56 Holland Rd BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,160,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 532 sqm approx



10 Bermuda Dr BLACKBURN SOUTH 3130 (REI)



Price: \$1,107,000 Method: Auction Sale Date: 13/03/2021 Property Type: House (Res) Land Size: 580 sqm approx Agent Comments

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.