

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

8 Claude Court, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Blackburn South

Period - From

01/01/2021

to

31/03/2021

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	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
Craig**

Andrew Luke

0399085700

0419154064

andrewluke@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2021: \$1,275,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties

43 Aldinga St BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 2

Price: \$1,232,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)



56 Holland Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 2

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) Agent Comments

3 1 1

Price: \$1,107,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 580 sqm approx

Account - Jellis Craig | P: (03) 9908 5700