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

40 Malcolm Street, Blackburn Vic 3130

Indicative selling price

or the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,350,0	00		
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Blackburn
Period - From	01/07/2019	to	30/09/2019		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.

Add	dress of comparable property	Price	Date of sale
1	33 Ohara St BLACKBURN 3130	\$1,435,000	21/09/2019
2	4 Janet St BLACKBURN 3130	\$1,300,000	24/08/2019
3	38 Clifton St BLACKBURN 3130	\$1,300,000	14/09/2019

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:

15/01/2020 13:19





Daniel Bullen



Property Type: House Land Size: 725 sqm approx Agent Comments 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2019: \$1,300,000

Comparable Properties

je P M	3 Ohara St BLACKBURN 3130 (REI/VG) 3 2 3 3 9 2 3 9 10 3 9 10 10 9 1	Agent Comments			
P	Property Type: House (Res) and Size: 657 sqm approx				
	Janet St BLACKBURN 3130 (REI/VG)	Agent Comments			
N D P	Price: \$1,300,000 Nethod: Auction Sale Date: 24/08/2019 Property Type: House (Res) and Size: 670 sqm approx				
- North Contractor	8 Clifton St BLACKBURN 3130 (REI) 4 4 2 2 2	Agent Comments			
	Price: \$1,300,000 Nethod: Auction Sale Date: 14/09/2019 Property Type: House (Res)				



Land Size: 630 sqm approx



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.