

Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

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

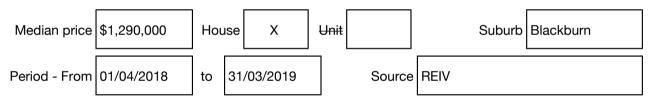
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Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,380,000

Median sale price



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	6 Wright St BLACKBURN 3130	\$1,400,000	02/03/2019
2	54 Sandy St NUNAWADING 3131	\$1,373,000	24/04/2019
3	21 Elder St BLACKBURN 3130	\$1,350,000	27/03/2019

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.

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propertydata

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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.







Rooms: Property Type: House Land Size: 644 sqm approx Agent Comments Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,380,000 Median House Price Year ending March 2019: \$1,290,000

Comparable Properties

	6 Wright St BLACKBURN 3130 (REI/VG) 4 2 2 2 Price: \$1,400,000 Method: Auction Sale Date: 02/03/2019	Agent Comments
	Rooms: - Property Type: House Land Size: 678 sqm approx	
EDEC	54 Sandy St NUNAWADING 3131 (REI) 4 2 2 2 Price: \$1,373,000 Method: Private Sale Date: 24/04/2019 Rooms: - Property Type: House Land Size: 625 sqm approx	Agent Comments
	21 Elder St BLACKBURN 3130 (REI/VG) 21 Elder St BLACKBURN 3130 (REI/VG) 21 Elder St BLACKBURN 3130 (REI/VG) 22 Price: \$1,350,000 Method: Sold Before Auction Date: 27/03/2019 Rooms: - Property Type: House (Res) Land Size: 706 sqm approx	Agent Comments

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