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

1 Service Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,150,000		&		\$1,250,000					
Median sale pi	rice									
Median price	\$1,518,500	Pro	operty Type	Hou	se		Suburb	Blackburn		
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/316 Middleborough Rd BLACKBURN 3130	\$1,295,000	23/09/2023
2	2/125 Main St BLACKBURN 3130	\$1,280,000	28/10/2023
3	280 Middleborough Rd BLACKBURN SOUTH 3130	\$1,130,000	25/10/2023

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:

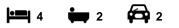
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1 Service Road, Blackburn Vic 3130



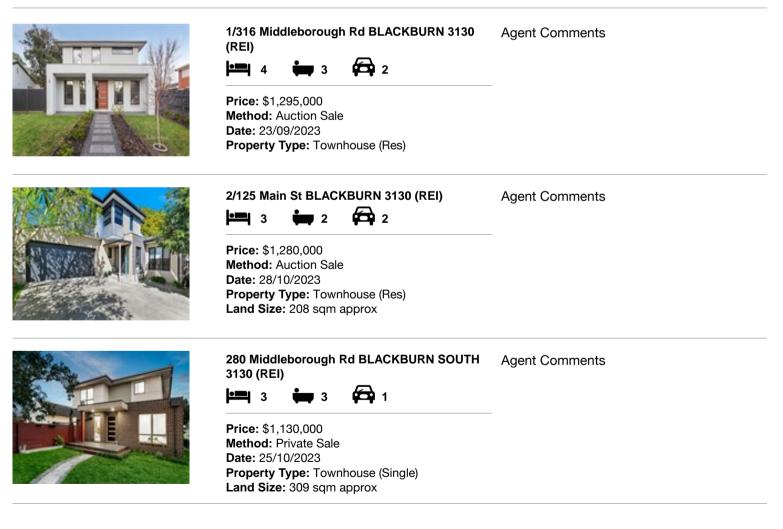




Property Type: House (Previously Occupied - Detached) Land Size: 319 sqm approx Agent Comments Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending September 2023: \$1,518,500

Comparable Properties



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





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