

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	3/11 Clare St BLACKBURN 3130	\$749,000	18/11/2023
2	3/2 Simpsons Rd BOX HILL 3128	\$736,000	03/02/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

3/14-16 Masons Road, Blackburn Vic 3130

**Jellis
Craig**

Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$729,000

Median Unit Price

December quarter 2023: \$785,000



 2  1  1

Property Type: Unit

Land Size: 120 sqm approx

Agent Comments

Comparable Properties



3/11 Clare St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$749,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit

Land Size: 180 sqm approx



3/2 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$736,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit

Land Size: 141 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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



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