## 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

4 Almer Avenue, Blackburn Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,750,000		&		\$1,850,000					
Median sale p	rice									
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Blackburn		
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	30 Francis St BLACKBURN 3130	\$1,981,000	19/08/2023
2	3 Rosalind Cr BLACKBURN 3130	\$1,815,500	20/05/2023
3	69 Williams Rd BLACKBURN 3130	\$1,790,000	26/05/2023

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:

25/09/2023 12:49





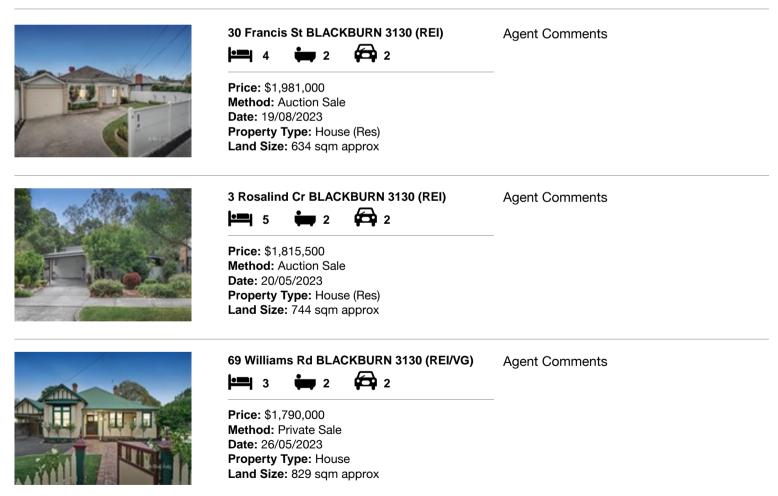
Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au





Property Type: House Land Size: 618 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price June quarter 2023: \$1,650,000

# **Comparable Properties**



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



Propertydata

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