

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 Cloverlea Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$1,585,500

Property Type House

Suburb Blackburn

Period - From 01/01/2023

to 31/12/2023

Source 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.~~

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 14 Rosalind Cr BLACKBURN 3130 | \$1,278,000 | 20/03/2024 |
| 2 | 117 Central Rd BLACKBURN 3130 | \$1,050,000 | 24/01/2024 |
| 3 | | | |

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:

02/04/2024 16:54

4 Cloverlea Court, Blackburn Vic 3130

**Jellis
Craig**

Andrew Keleher

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Indicative Selling Price

\$1,120,000 - \$1,220,000

Median House Price

Year ending December 2023: \$1,585,500



 3  1  2

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



14 Rosalind Cr BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,278,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 786 sqm approx



117 Central Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,050,000

Method: Private Sale

Date: 24/01/2024

Rooms: 5

Property Type: House (Res)

Land Size: 501 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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