Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Gordon Crescent, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$1,528,000	Pro	operty Type	Hou	se		Suburb	Blackburn
Period - From	01/07/2023	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 sixmonths 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	23-25 Laurel Gr BLACKBURN 3130	\$2,805,000	27/11/2023
2			
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:

18/12/2023 09:51



9 Gordon Crescent, Blackburn Vic 3130



Andrew Luke





Property Type: House **Land Size:** 1005 sqm approx Agent Comments 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price September quarter 2023: \$1,528,000

Comparable Properties



23-25 Laurel Gr BLACKBURN 3130 (REI)

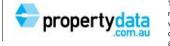


Price: \$2,805,000 Method: Private Sale Date: 27/11/2023 Property Type: House Land Size: 1890 sqm approx Agent Comments

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) 9908 5700





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