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 Paulette Court, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,045,000					
Median sale pr	rice									
Median price	\$1,390,000	Pro	operty Type	Hou	se		Suburb	Blackburn South		
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Violet Ct BLACKBURN SOUTH 3130	\$1,060,000	01/11/2023
2	135 Holland Rd BLACKBURN SOUTH 3130	\$1,021,000	25/11/2023
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:

08/02/2024 10:03









Property Type: House Land Size: 543 sqm approx Agent Comments Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2023: \$1,390,000

Comparable Properties



6 Violet Ct BLACKBURN SOUTH 3130 (REI)



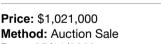
Price: \$1,060,000 Method: Private Sale Date: 01/11/2023 Property Type: House

Agent Comments

Agent Comments



135 Holland Rd BLACKBURN SOUTH 3130 (REI)



Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 355 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) 9908 5700



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