





Rooms: Property Type: Townhouse Agent Comments Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,380,000 Median Unit Price Year ending March 2017: \$730,000

# **Comparable Properties**



1/5 Marian Ct BLACKBURN 3130 (REI)



Price: \$1,488,500 Method: Auction Sale Date: 13/05/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

1/1 Barcelona St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 11/12/2016 Rooms: 7 Property Type: Townhouse (Res)

2/8 Tyrrell Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 02/12/2016 Rooms: 6 Property Type: Unit Land Size: 261 sqm

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## 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 2/5 Marian Court, Blackburn Vic 3130 Including suburb and postcode

#### Indicative selling price

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

Range betwee	n \$1,300,000		&		\$1,380,000			
Median sale p	rice							
Median price	\$730,000		Unit	Х		Su	burb	Blackburn
Period - From	01/04/2016	to	31/0	3/2017		Source	REIV	/

#### **Comparable property sales**

propertydata

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/5 Marian Ct BLACKBURN 3130	\$1,488,500	13/05/2017
1/1 Barcelona St BOX HILL 3128	\$1,350,000	11/12/2016
2/8 Tyrrell Av BLACKBURN 3130	\$1,300,000	02/12/2016

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