# 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

5 Fairlane Court, Blackburn North Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$980,000		&	\$1,050,000					
Median sale price									
Median price	\$1,270,000	House	X	Unit	Suburb Blackburn North				
Period - From	01/10/2017	to 31	1/12/2017	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Charlton St BLACKBURN NORTH 3130	\$1,130,000	24/02/2018
2	7 Kent CI BLACKBURN NORTH 3130	\$1,030,000	09/12/2017
3	10 Kathleen St BLACKBURN NORTH 3130	\$996,000	21/10/2017

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.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 535 sqm approx Agent Comments Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price December quarter 2017: \$1,270,000

# **Comparable Properties**



3 Charlton St BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,130,000 Method: Auction Sale Date: 24/02/2018 Rooms: 5 Property Type: House (Res) Land Size: 696 sqm approx



7 Kent CI BLACKBURN NORTH 3130 (REI/VG) Agent Comments



Price: \$1,030,000 Method: Auction Sale Date: 09/12/2017 Rooms: 7 Property Type: House (Res) Land Size: 568 sqm approx



10 Kathleen St BLACKBURN NORTH 3130 (REI/VG)



Price: \$996,000 Method: Auction Sale Date: 21/10/2017 Rooms: 5 Property Type: House (Res) Land Size: 536 sqm approx

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Agent Comments

