

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

2A Marchiori Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Blackburn North

Period - From 01/01/2023

to

31/03/2023

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	6 Ashwood Dr NUNAWADING 3131	\$1,150,000	28/03/2023
2	13 Sheila St BLACKBURN NORTH 3130	\$1,131,000	13/05/2023
3	12 Carter Av NUNAWADING 3131	\$1,120,000	26/05/2023

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:

07/07/2023 15:22

2A Marchiori Road, Blackburn North Vic 3130

McGrath

Ripple Wu

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2023: \$1,500,000



3 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



6 Ashwood Dr NUNAWADING 3131 (REI)

Agent Comments

4 1 1

Price: \$1,150,000

Method: Private Sale

Date: 28/03/2023

Property Type: House

Land Size: 600 sqm approx



13 Sheila St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,131,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 641 sqm approx



12 Carter Av NUNAWADING 3131 (REI)

Agent Comments

3 1 3

Price: \$1,120,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)

Land Size: 573 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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