

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

13 Primrose Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,116,500

Property Type House

Suburb Blackburn North

Period - From 01/10/2019

to 30/09/2020

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	7 Bordeaux Av BLACKBURN 3130	\$1,200,000	07/05/2020
2	16 Southey St BLACKBURN NORTH 3130	\$1,141,000	15/05/2020
3	23 Kevin Av BLACKBURN 3130	\$1,131,000	08/07/2020

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:

20/10/2020 11:10



3 1 1

Property Type:
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2020: \$1,116,500

Comparable Properties



7 Bordeaux Av BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Private Sale
Date: 07/05/2020
Property Type: House
Land Size: 652 sqm approx



16 Southey St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 4

Price: \$1,141,000
Method: Private Sale
Date: 15/05/2020
Property Type: House
Land Size: 639 sqm approx



23 Kevin Av BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,131,000
Method: Private Sale
Date: 08/07/2020
Property Type: House
Land Size: 666 sqm approx