

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

14 Simon Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,318,000

Property Type House

Suburb Blackburn North

Period - From 01/01/2021

to

31/03/2021

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	25 Aranga Cr DONVALE 3111	\$1,295,000	27/02/2021
2	16 Benjamin St BOX HILL NORTH 3129	\$1,190,000	06/03/2021
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:

28/04/2021 11:08

14 Simon Street, Blackburn North Vic 3130



Christine Bafas

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2021: \$1,318,000



3 1 2

Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



25 Aranga Cr DONVALE 3111 (REI)

Agent Comments

3 2 1

Price: \$1,295,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 661 sqm approx



16 Benjamin St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$1,190,000

Method: Auction Sale

Date: 06/03/2021

Property Type: House (Res)

Land Size: 580 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



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.