

# 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

2 Begonia Court, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,690,000

### Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Blackburn North

Period - From

01/01/2024

to

31/03/2024

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	89 Katrina St BLACKBURN NORTH 3130	\$1,840,000	11/05/2024
2	67 Esdale St NUNAWADING 3131	\$1,665,000	03/02/2024
3	25 Devon Dr BLACKBURN NORTH 3130	\$1,390,000	09/12/2023

**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:

13/05/2024 13:04

## 2 Begonia Court, Blackburn North Vic 3130

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



4 2 2

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,690,000

**Median House Price**  
March quarter 2024: \$1,190,000

## Comparable Properties



**89 Katrina St BLACKBURN NORTH 3130 (REI)** **Agent Comments**

4 2 1

**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**67 Esdale St NUNAWADING 3131 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,665,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx



**25 Devon Dr BLACKBURN NORTH 3130 (REI/VG)** **Agent Comments**

4 2 1

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx

**Account - Heavyside**



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