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

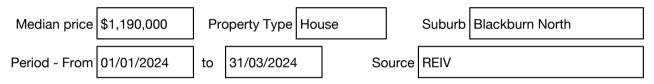
2 Begonia Court, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of	this price see	consumer.vic.gov.au	J/underquoting
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Single price \$1,690,000

Median sale price



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





Property Type: House **Land Size:** 604 sqm approx Agent Comments Tim Heavyside 94703390 0403020404 tim@heavyside.co

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



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

Agent Comments

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

- 4



25 Devon Dr BLACKBURN NORTH 3130 (REI/VG)



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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