

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 KENT CLOSE BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,284,500

Property type

House

Suburb

Blackburn North

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

14 TOOGOODS RISE BOX HILL NORTH VIC 3129	1480000	19-Apr-22
4 BLAKE STREET BLACKBURN NORTH VIC 3130	1400000	04-Jun-22
7 POTTERY DRIVE BLACKBURN NORTH VIC 3130	1450000	16-Dec-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 June 2022



14 TOOGOODS RISE BOX HILL NORTH VIC 3129

4 2 2

Sold Price

^{RS}

1480000

Sold Date

19-Apr-22

Distance

1.85km



4 BLAKE STREET BLACKBURN NORTH VIC 3130

5 3 2

Sold Price

^{RS}

1400000

Sold Date

04-Jun-22

Distance

1.78km



7 POTTERY DRIVE BLACKBURN NORTH VIC 3130

4 2 2

Sold Price

1450000

Sold Date

16-Dec-21

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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