

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 9 Lupin Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,243,600 Property Type House Suburb Blackburn North

Period - From 01/10/2023 to 31/12/2023 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	10 Ventura St BLACKBURN NORTH 3130	\$1,065,000	08/12/2023
2	1 Katrina St BLACKBURN NORTH 3130	\$1,046,000	21/12/2023
3	4 Morrie Cr BLACKBURN NORTH 3130	\$1,000,000	09/09/2023

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.~~

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2023: \$1,243,600



Property Type: House (Previously Occupied - Detached)

Land Size: 711 sqm approx

Agent Comments

Comparable Properties



10 Ventura St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,065,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 587 sqm approx



1 Katrina St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,046,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

Land Size: 581 sqm approx



4 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 09/09/2023

Property Type: House

Land Size: 587 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613