Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	30 Simon Street, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,220,000	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/07/2022	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	30 Brendale Av BLACKBURN NORTH 3130	\$1,170,500	17/09/2022
2	14 Killeen Av BLACKBURN NORTH 3130	\$1,135,000	27/08/2022
3	564 Middleborough Rd BLACKBURN NORTH 3130	\$946,000	30/07/2022

OR

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

This Statement of Information was prepared on:	17/11/2022 13:16









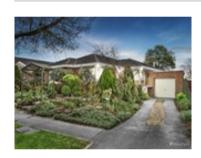
Property Type: House Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

September quarter 2022: \$1,220,000

Comparable Properties



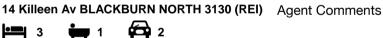
30 Brendale Av BLACKBURN NORTH 3130

(REI)

Price: \$1,170,500 Method: Auction Sale Date: 17/09/2022

Property Type: House (Res) Land Size: 581 sqm approx

Agent Comments





Price: \$1,135,000 Method: Auction Sale Date: 27/08/2022

Property Type: House (Res) Land Size: 538 sqm approx





Price: \$946,000 Method: Auction Sale Date: 30/07/2022

Property Type: House (Res) Land Size: 588 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



