

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

30 Simon 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

\$1,220,000

Property 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	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 comparable properties 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



 3  1  1

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)

Agent Comments

 4  1  1

Price: \$1,170,500
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 581 sqm approx



14 Killeen Av BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,135,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 538 sqm approx



564 Middleborough Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$946,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 588 sqm approx

Account - Barry Plant | P: 03 9842 8888