

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

11 Mall Court, 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 \$1,308,250

Property Type House

Suburb Blackburn North

Period - From 01/10/2021

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	1 Third Av BOX HILL NORTH 3129	\$1,100,000	23/11/2022
2	46 Heathfield Rise BOX HILL NORTH 3129	\$1,081,000	19/11/2022
3	40 Shafer Rd BLACKBURN NORTH 3130	\$1,070,000	08/10/2022

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:

28/11/2022 17:29



 3  1  2

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



1 Third Av BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,100,000

Method: Private Sale

Date: 23/11/2022

Property Type: House

Land Size: 732 sqm approx



46 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  1

Price: \$1,081,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 594 sqm approx



40 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,070,000

Method: Auction Sale

Date: 08/10/2022

Property Type: House (Res)

Land Size: 588 sqm approx