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	1/11 Mitchell 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 \$850,000 & \$930,000	Range between	\$850,000	&	\$930,000
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Median sale price

Median price	\$1,318,000	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/01/2021	to	31/03/2021		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	1/37 Rialton Av BLACKBURN NORTH 3130	\$910,900	05/06/2021
2	23b Gunyah Rd BLACKBURN NORTH 3130	\$878,000	08/05/2021
3	5/60-62 South Pde BLACKBURN 3130	\$975,000	08/05/2021

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:	17/06/2021 11:13













Property Type: house

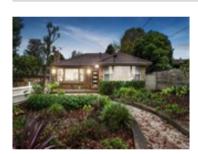
Land Size: 390m2 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$930,000 **Median House Price**

March quarter 2021: \$1,318,000

Comparable Properties



1/37 Rialton Av BLACKBURN NORTH 3130

(REI)

-3

Price: \$910,900 Method: Auction Sale Date: 05/06/2021 Property Type: Unit

Land Size: 420 sqm approx

Agent Comments



23b Gunyah Rd BLACKBURN NORTH 3130

(REI/VG)

Price: \$878.000 Method: Auction Sale Date: 08/05/2021

Property Type: Townhouse (Res) Land Size: 193 sqm approx

Agent Comments



5/60-62 South Pde BLACKBURN 3130 (REI)

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Price: \$975,000 Method: Auction Sale Date: 08/05/2021

Property Type: Townhouse (Res) Land Size: 151 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



