

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

1/11 Mitchell Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,318,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2021 11:13



3 2 1

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)

Agent Comments

3 2 2

Price: \$910,900
Method: Auction Sale
Date: 05/06/2021
Property Type: Unit
Land Size: 420 sqm approx



23b Gunyah Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 2 1

Price: \$878,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)
Land Size: 193 sqm approx



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

Agent Comments

3 2 2

Price: \$975,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)
Land Size: 151 sqm approx