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

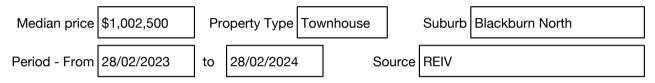
37 Kurrajong Way, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$998,000

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	2/5 Vicki Ct DONCASTER EAST 3109	\$1,066,000	18/11/2023
2	9 Kurrajong Way BLACKBURN NORTH 3130	\$1,045,000	12/08/2023
3	11 Kurrajong Way BLACKBURN NORTH 3130	\$1,028,000	26/02/2024

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:

29/02/2024 15:19



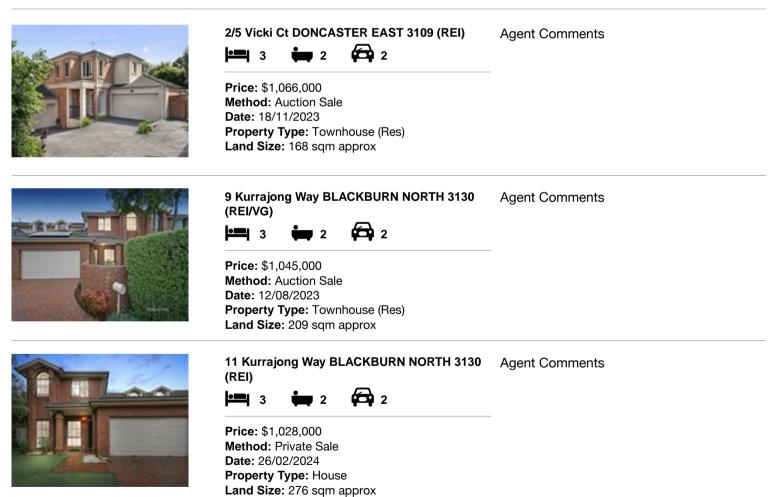






Property Type: Townhouse Agent Comments Indicative Selling Price \$998,000 Median Townhouse Price 28/02/2023 - 28/02/2024: \$1,002,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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