

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

Single price

\$998,000

Median sale price

Median price

\$1,002,500

Property Type

Townhouse

Suburb

Blackburn North

Period - From

28/02/2023

to

28/02/2024

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	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



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$998,000

Median Townhouse Price

28/02/2023 - 28/02/2024: \$1,002,500

Comparable Properties



2/5 Vicki Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,066,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Land Size: 168 sqm approx



9 Kurrajong Way BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,045,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



11 Kurrajong Way BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,028,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 276 sqm approx

Account - Barry Plant | P: 03 9842 8888