
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

20 Essex Street, Blackburn North

Indicative selling price

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

\$950,000 & \$1,045,000

Median sale price

Median price 1,002,000

House

x

Suburb Blackburn North

Period - From 11/02/2017 to 11/08/2017

Source REIV propertydata.com.au

Comparable property sales

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. 22 Efron Street, Nunawading	\$960,000	18/02/2017
2. 1 Lindsay Avenue, Nunawading	\$987,500	18/03/2017
3. 6 Conrad Court, Blackburn North	\$1,001,000	17/06/2017
4. 8 Olwen Street, Nunawading	\$1,002,000	08/07/2017
5. 4 Busana Way, Nunawading	\$1,015,000	24/06/2017
6. 4 Greenglade Court, Blackburn North	UNDISCLOSED	08/06/2017
7. 13 Bridgeford Avenue, Blackburn North	\$1,070,000	02/03/2017

