

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

3/7 Anne Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Blackburn North

Period - From 01/01/2022 to 31/12/2022 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	11 Sussex St BLACKBURN NORTH 3130	\$951,000	29/11/2022
2	2/4 Charlton St BLACKBURN NORTH 3130	\$950,000	29/09/2022
3	3/105 Surrey Rd BLACKBURN NORTH 3130	\$820,000	09/02/2023

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:

02/03/2023 09:16



 3  2  2

Property Type: Unit
Land Size: 287 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median Unit Price
Year ending December 2022: \$890,000

Comparable Properties



11 Sussex St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 3  2  2

Price: \$951,000
Method: Private Sale
Date: 29/11/2022
Property Type: House
Land Size: 295 sqm approx



2/4 Charlton St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Sold Before Auction
Date: 29/09/2022
Property Type: Unit



3/105 Surrey Rd BLACKBURN NORTH 3130
(REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Sold Before Auction
Date: 09/02/2023
Property Type: Unit