

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

23 Primrose Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Blackburn North

Period - From 01/01/2023 to 31/03/2023 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	16 Wilton St BLACKBURN NORTH 3130	\$1,530,000	03/06/2023
2	34 Junction Rd BLACKBURN NORTH 3130	\$1,500,000	21/02/2023
3	8 Marilyn Ct BLACKBURN NORTH 3130	\$1,400,000	18/02/2023

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:

06/06/2023 16:36



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,480,000
Median House Price
March quarter 2023: \$1,500,000

Comparable Properties



16 Wilton St BLACKBURN NORTH 3130 (REI) **Agent Comments**

 4  2  2

Price: \$1,530,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 760 sqm approx



34 Junction Rd BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 5  3  3

Price: \$1,500,000
Method: Private Sale
Date: 21/02/2023
Property Type: House
Land Size: 731 sqm approx



8 Marilyn Ct BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,400,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 624 sqm approx