

# 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

2 Kent Close, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,318,000

Property Type House

Suburb Blackburn North

Period - From 01/01/2021

to

31/03/2021

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	67 Esdale St NUNAWADING 3131	\$1,520,000	27/03/2021
2	11 Ellin St DONCASTER EAST 3109	\$1,503,000	15/05/2021
3	6 Cabena St DONVALE 3111	\$1,355,000	24/04/2021

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:

24/05/2021 16:08

2 Kent Close, Blackburn North Vic 3130

**Jellis  
Craig**

Troy Sheehan

03 9908 5700

0417243900

troysheehan@jellisrcraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

March quarter 2021: \$1,318,000



 4  2  2

**Property Type:** House

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**67 Esdale St NUNAWADING 3131 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,520,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



**11 Ellin St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,503,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**6 Cabena St DONVALE 3111 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** House (Res)

**Land Size:** 695 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700