

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

17 Marchiori Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2023

to

30/06/2024

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	25 Caroline Cr BLACKBURN NORTH 3130	\$1,250,000	06/07/2024
2	22 Worrell St NUNAWADING 3131	\$1,333,000	15/06/2024
3	7 Majtlis St BLACKBURN NORTH 3130	\$1,280,000	23/03/2024

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:

15/09/2024 21:46



Property Type:
Divorce/Estate/Family Transfers
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2024: \$1,320,000

Comparable Properties



25 Caroline Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 747 sqm approx



22 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,333,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 724 sqm approx



7 Majtli St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802