

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

21 Primrose Street, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2022

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	13 Linden St BLACKBURN 3130	\$1,600,000	18/03/2023
2	28 Bordeaux Av BLACKBURN 3130	\$1,561,600	01/04/2023
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:

03/04/2023 13:30



 4  2  2

Property Type: House (Res)

Land Size: 607 sqm approx

Agent Comments

Indicative Selling Price

\$1,595,000

Median House Price

December quarter 2022: \$1,200,000

Comparable Properties



13 Linden St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 708 sqm approx



28 Bordeaux Av BLACKBURN 3130 (REI)

Agent Comments

 5  3  2

Price: \$1,561,600

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 606 sqm approx



8 Marilyn Ct BLACKBURN NORTH 3130 (REI)

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