

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

27 Junction Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,116,500 Property Type House Suburb Blackburn North

Period - From 01/10/2019 to 30/09/2020 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	5 Eliza Ct NUNAWADING 3131	\$1,156,000	25/07/2020
2	1 Frisina Ct NUNAWADING 3131	\$1,132,000	21/10/2020
3	39 Katrina St BLACKBURN NORTH 3130	\$1,060,000	20/06/2020

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: 02/11/2020 11:14



4 2 2

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



5 Eliza Ct NUNAWADING 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,156,000

Method: Auction Sale

Date: 25/07/2020

Rooms: 7

Property Type: House (Res)

Land Size: 674 sqm approx

1 Frisina Ct NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,132,000

Method: Auction Sale

Date: 21/10/2020

Property Type: House (Res)

Land Size: 692 sqm approx



39 Katrina St BLACKBURN NORTH 3130 (VG)

Agent Comments

4 - -

Price: \$1,060,000

Method: Sale

Date: 20/06/2020

Property Type: House (Res)

Land Size: 755 sqm approx