#### 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	111 Koonung Road, Blackburn North Vic 3130

#### Indicative selling price

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

#### Median sale price

Median price	\$1,318,000	Pro	perty 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

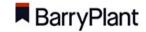
1	43 Maple St BLACKBURN 3130	\$1,305,000	25/03/2021
2	105 Katrina St BLACKBURN NORTH 3130	\$1,380,000	13/03/2021
3	10 Harcourt St BLACKBURN NORTH 3130	\$1,360,000	27/02/2021

#### 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:	21/06/2021 08:59









Rooms: 5

**Property Type:** House (Res) **Land Size:** 639 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price

March quarter 2021: \$1,318,000

### Comparable Properties



43 Maple St BLACKBURN 3130 (REI)

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**-** 2

**6** 2

**Price:** \$1,305,000 **Method:** Auction Sale **Date:** 25/03/2021

**Property Type:** House (Res) **Land Size:** 444 sqm approx

**Agent Comments** 



105 Katrina St BLACKBURN NORTH 3130

(REI/VG)

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**Price:** \$1,380,000 **Method:** Auction Sale **Date:** 13/03/2021

**Property Type:** House (Res) **Land Size:** 644 sqm approx

**Agent Comments** 



10 Harcourt St BLACKBURN NORTH 3130

(REI/VG)

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Price: \$1,360,000 Method: Auction Sale Date: 27/02/2021

Property Type: House (Res) Land Size: 733 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



